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DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION

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# HOUSING IN CANADA

## A FACTUAL SUMMARY

JANUARY, 1950

OTTAWA, CANADA



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## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939-1949, providing monthly or quarterly data for 1948 and 1949. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in nine sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending and loans for building purposes; (5) building materials; (6) building labour; (7) building costs; (8) building industry; (9) Newfoundland. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

With this issue available data on the Province of Newfoundland are presented for the first time. These data will be expanded with successive issues.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics, and the Bank of Canada. Data are also provided by the Ontario Government through its Department of Planning and Development and the Quebec Government through its Farm Credit Bureau.

*Housing in Canada* concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department  
Central Mortgage and Housing Corporation*

Ottawa, January, 1950.



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PART I  
FACTUAL SUMMARY





## SECTION 1.—POPULATION TRENDS

(See Tables 1-4)

During 1949, for the first year since the end of the war, the rate of new families formed in Canada showed a notable decline. A small decline in the natural increase—marriages were down 2,760—was supplemented by a decrease of 4,300 in the number of immigrant married females. The full effect of this decrease in immigration was partially offset by a decrease in emigration. Emigration of married females at 6,200 for 1949 decreased 7 percent from 1948. Deaths changed little during the period.

With housing completions reaching peak levels in 1949 (see Section 2), new families formed were exceeded notably, for the first time since the end of World War II, by the large number of new houses built, contributing to a reduction in the housing backlog.

## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 5-9)

### *Starts and Completions*

House completions in 1949, numbering about 91,000, set a new annual peak, and for the first time since the prewar period exceeded net family formation by at least 11,000 (see above). Of equal importance, however, to the record number of completions was the fact that starts levelled off in 1949, to about 93,000 as against 95,000 in 1948. During the second and third quarters of 1949 starts were notably lower than in the corresponding period of 1948, but exceeded the level of 1948 in the first and last quarters (see Figure 1).

Metropolitan areas and urban centres of 5,000 population and over did not share the small decline in starts indicated for the country as a whole. In fact, new starts in these centres increased slightly, from 57,700 in 1948 to 58,100 in 1949. Completions increased by 25 per cent as compared with 12 per cent for the country as a whole.

Of the 91,000 houses completed in 1949, 88,000 were new permanent dwellings while 3,000 units resulted from housing conversions. The trend towards a higher proportion of permanent housing which was established in 1948 continued during 1949 and the number of conversions decreased by about 2,000 units.

### *Residential and Other Types of New Construction*

In 1949 house construction continued to compete against strong demand for other types of construction, as total outlay on new non-residential construction and major improvements increased by 7 per cent, from \$1,191 million to \$1,278 million. Expenditures on house construction increased more rapidly however, by 14 per cent, from \$682 million to \$775 million. In 1949 new residential construction, including major improvements and alterations, accounted for 35 per cent of total new construction work put in place.

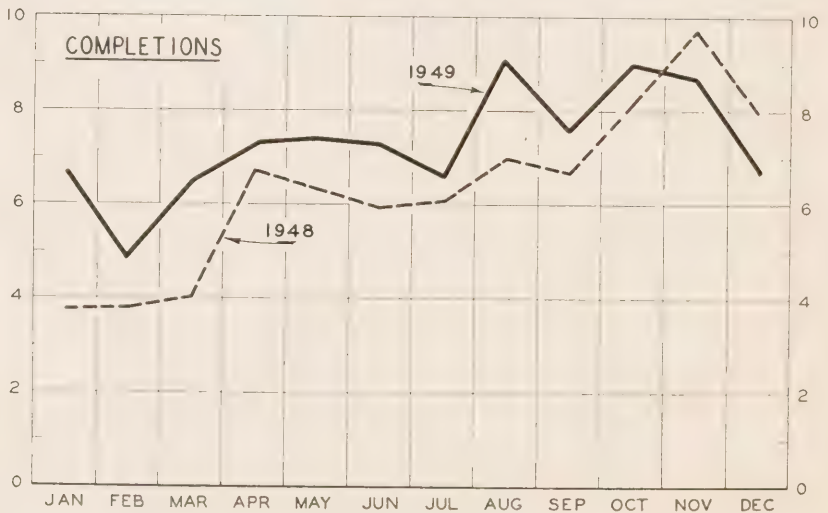
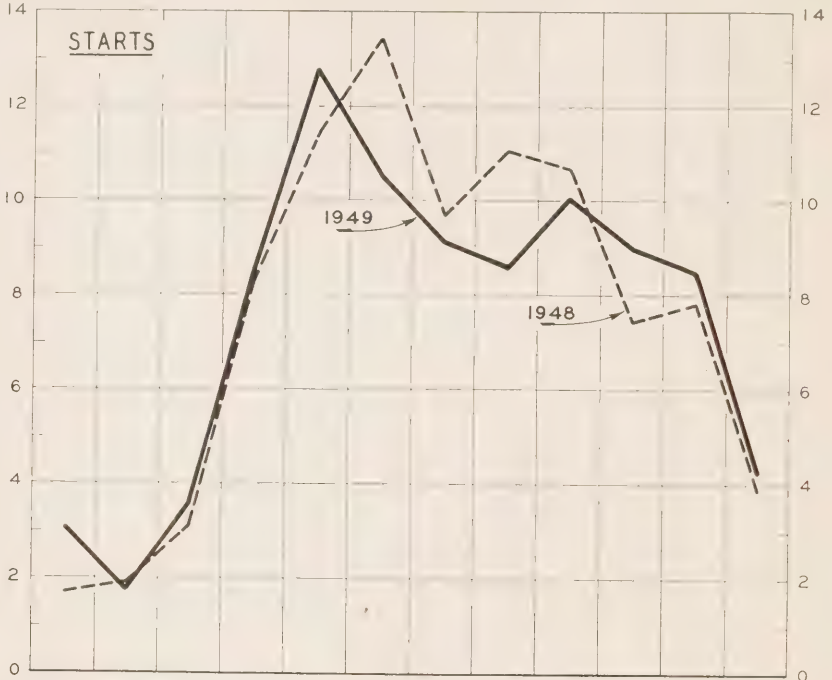
- FIGURE 1 -

# HOUSE - BUILDING ACTIVITY CANADA

THOUSANDS OF UNITS

1948 AND 1949

THOUSANDS OF UNITS



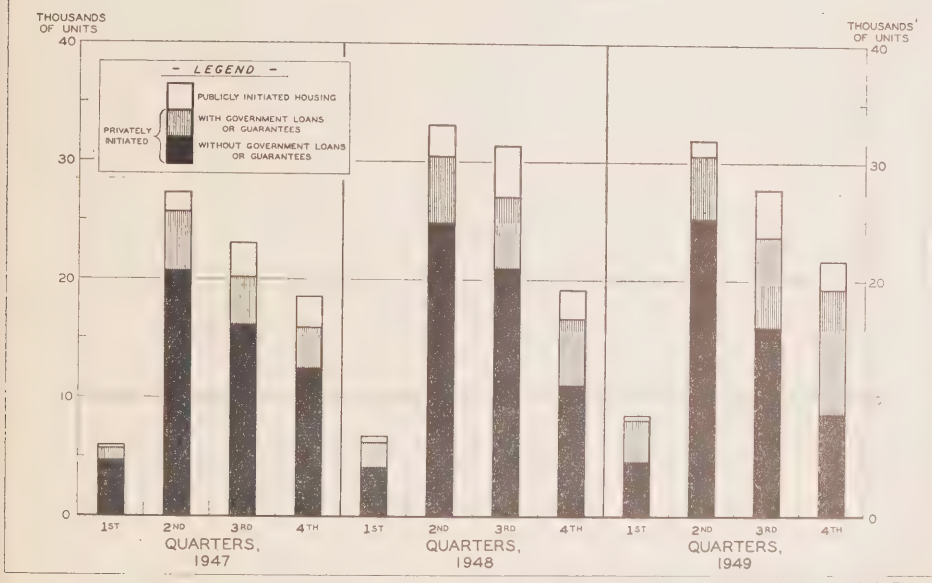
## SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 10-31)

While *total* housing starts levelled off in 1949, Government-assisted housing starts showed a continuing increase over 1948 (see Figure 2). Total Government-assisted housing starts numbered 35,300 in 1949, an increase of 20 per cent over

- FIGURE 2 -

### NUMBER OF HOUSING UNITS STARTED IN CANADA, QUARTERLY, 1947 - 1949.



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION

1948. Although publicly-initiated starts under the direct Government rental housing programmes declined from 1948, Government-assisted starts in the privately-initiated housing sector increased by 42 per cent from 19,400 in 1948, to 27,500 in 1949.

#### *The National Housing Act, 1944*

Lending operations under the National Housing Act for 1949 were at record levels. During 1949, the total number of housing units for which gross loans were approved under the Act at 28,800 was 38 per cent higher than during 1948. The loans involved had a value of \$160 million in 1949, as against \$109 million in 1948. Net loans in 1949 numbered 18,100, representing 24,900 housing units and a net loan value of \$139 million, an increase over 1948 of 33 per cent in terms of the number of units financed and 32 per cent in total value.

Activity under the rental provisions of the Act showed the most notable rise during 1949. Approvals for home ownership housing also increased. Rental housing units for which gross loans were approved numbered 9,000 during 1949 more than twice the number for the preceding year. This increase affords evidence of the impact of the rental insurance plan which did not come into effect until July, 1948, and under which loans were approved for 6,200 units

during 1949. Individual rental loans and loans to limited dividend corporations and primary industries were approved in respect to 2,800 housing units in 1949, as against 3,300 in 1948.

Under the home ownership provisions, despite a falling off of activity under the Integrated Housing Plan, the number of units for which loans were approved increased by 14 per cent from 17,400 in 1948 to 19,800 in 1949.

The downward trend of loans under the Integrated Housing Plan was associated with steps taken early in the year to afford greater protection to the purchaser. Under the Corporation requirements effective in 1949, the builder must give a conveyance of land to the Corporation at the first floor joist stage, and must trustee all purchasers' deposits until completion of the houses. The principal incentive offered to the builder under the plan is the Corporation's guarantee to purchase any unsold houses.

One-storey single-family housing units accounted for 33 per cent of the units approved for gross loans during 1949. Apartments, which represented only 11 per cent of the units approved during 1948, accounted for 27 per cent of the units approved during 1949, as a result of the role played by the rental insurance provisions of the Act.

Builders estimated construction costs *per square foot* for units approved increased by 6 per cent in respect to bungalows from \$7.62 in 1948, to \$8.05 in 1949. The corresponding increase in respect to apartments was 5 per cent. Increasing costs were not accompanied by equal increases in the amount of loans authorized with the result that equity requirements in 1949 were more severe than in 1948. The average equity for all units for which gross loans were approved rose by 4 per cent from \$2,400 during 1948 to \$2,500 during 1949. The trend of increase in equity requirements represented one of the principal factors underlying the amendments to Section 4 of the National Housing Act assented to on December 10, 1949.<sup>(1)</sup>

#### *Veterans' Rental Projects Under Central Mortgage and Housing Corporation*

Starts of rental housing units for veterans under the Central Mortgage and Housing Corporation dropped from 8,200 in 1948 to 4,900 in 1949. Completions were up from 6,900 to 7,800 and units under construction at the end of December, 1949, were down from 6,700 to 3,700. Expenditures during 1949 at \$44 million were down 17 per cent from the 1948 figure. With the winding up of the 1949 undertakings, operations under the Veterans' Rental Housing Programme will come to an end. Direct low cost housing construction for rent and for sale will henceforth be conducted as joint Federal-Provincial projects as provided for under the new Section 35 of The National Housing Act, 1944.<sup>(1)</sup>

#### *Veterans' Land Act, 1942*

House-building starts under the Veterans' Land Act during 1949 proceeded at the 1948 rate. Starts numbered 1,980 in 1949 as against 1,880 in 1948. Completions, however, were down 20 per cent from 1,930 in 1948 to 1,560 in 1949. Construction expenditures on new units, repairs and other services at \$14 million in 1949 were 13 per cent higher than in 1948. In 1949, 1,350 completions or 87 per cent of the total were on small holdings of the individual project type.

(1) See *Housing in Canada*, October, 1949, pp. 10-11, and *Annual Report*, 1949, C.M.H.C. p. 9.



### *Armed Service Married Quarters*

Overall housing operations under the Department of National Defence during 1949 involved 3,155 permanent starts, 1,724 completions, and an outlay of \$25.3 million.

The 1949 housing programme of the Department of National Defence is conducted by the Construction Division of the Central Mortgage and Housing Corporation. A part of this programme is carried out in remote areas and financed through the Central Mortgage and Housing Corporation. Starts in remote areas numbered 219, and completions 29, involving an outlay of \$1.3 million. The rest of the 1949 programme involved 2,760 starts, 20 completions, and construction expenditures of \$11.5 million.

Operations under the 1949 housing programme, conducted by the Department of National Defence itself, continued with 172 permanent starts and 1,675 completions during 1949. Expenditures amounted to \$12 million. A total of 460 housing units remains to be completed under this programme.

### *Double Depreciation for Rental Housing Projects*

Over 6 times as many rental units were approved for double depreciation during 1949, as during 1948. Projects numbering 96 and involving 2,660 units received approval in 1949 as compared with 40 projects accounting for 400 units during 1948. The increase in double depreciation project approvals during 1949 is largely attributable to the effects of the rental insurance provisions of the National Housing Act. All projects approved for rental insurance qualify for double depreciation benefits.

The number of units approved for double depreciation without National Housing Act loans or Rental Insurance assistance represented only 3 per cent of the total number of units approved.

Construction costs per square foot for the units approved in 1949 are estimated at \$6.35 a decrease of 1 per cent from 1948. Monthly rents averaged \$76.00 for the units approved in 1949 as against \$62.00 for those approved in 1948.

The provisions of Order-in-Council P.C. 1095, 1947,<sup>(1)</sup> as amended by P.C. 3882, 1948,<sup>(1)</sup> regarding double depreciation, lapsed as of December 31, 1949. Whereas rental housing projects which were commenced prior to January 1, 1950, are still eligible for double depreciation no applications for double depreciation may be accepted in respect to projects started *after* January 1, 1950.

### *Priorities Assistance for House-Building*

Priority ratings for building materials in house construction were approved for 15,000 housing units in 1949 representing a decline of 39 per cent from 1948. The decline is attributable in part to the decline in starts under the Integrated Housing Plan and the Veterans' Rental Programme of Central Mortgage and Housing Corporation.

### *Property Management Operations Central Mortgage and Housing Corporation*

The number of rental housing units under the management of the Corporation increased from 37,000 at the end of December, 1948, to 41,000 at the end of December, 1949.

The vacancy rate at the end of December, 1949, at .4 per cent, was negligible.

(1) For details of the double depreciation provisions, see *Housing in Canada*, April 1947, pp. 15-16.



### *Rental Insurance Plan*

Net approvals under the Rental Insurance Plan during 1949 were made in respect of 118 projects involving 7,700 rental dwellings. Total costs per unit as estimated by applicants averaged \$7,000. Floor areas per unit averaged 920 square feet, number of rooms 4.1 and maximum monthly rentals \$68.00. From July, 1948, when the first project was approved under the plan, to December, 1949, a net total of 154 projects involving 9,700 rental units have been authorized. Of these 72 projects representing 4,500 units were approved for direct loans by the Central Mortgage and Housing Corporation.

### *Canadian Farm Loan Act, 1927*

Loans having a total value of \$148,000 for the construction of 86 new farm houses were approved during 1949 and 162 loans with a value of \$73,000 were approved for the alteration and improvement of existing farm homes.

During 1948, loans were approved with a value of \$85,000 for 62 new farm houses and 145 loans with a value of \$66,000 were approved for residential improvements and alterations.

### *Farm Improvement Loans Act, 1944*

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 430 loans for new farm houses and 900 loans for the improvement and alteration of existing farm residential property in 1949. The loans for the new units had a total value of \$637,000 and for the improvements and alterations \$791,000. In 1948 loans were lower both for new farm houses, 328 valued at \$448,000, and for improvements and alterations, 524 valued at \$434,000.

### *Housing Corporation, Province of Ontario*

Approvals of second mortgage loans by the Housing Corporation of the Province of Ontario numbered 10,700 during 1949 involving \$11.8 million.

From the commencement of operations in May, 1948, to the end of January, 1950, 15,000 second mortgage loans representing \$16.5 million have been approved by the Housing Corporation.

With the amendments of The National Housing Act, 1944, assented to on December 10, 1949, and providing for loans to home owners in addition to the basic joint loan,<sup>(1)</sup> second mortgage loan assistance under the Housing Corporation of the Province of Ontario was brought to an end. Although loan approvals under the Corporation continued in 1950, no applications made after December 31, 1949, may be approved.

### *The Province of Quebec Farm Credit Bureau*

An act to improve housing conditions in the Province of Quebec was passed on March 11, 1948.<sup>(2)</sup>

The Provincial Government was authorized to guarantee and to pay the portion of interest in excess of 2 per cent on all loans made for the building of new dwellings excluding apartments by a credit union or a loan society, either to individuals, to syndicates or co-operative building societies provided that:

- a) the rate of interest does not exceed 5 per cent per annum on each loan, or the period of repayment, 30 years;

(1) See *Housing in Canada*, October, 1949, pp. 10-11.

(2) Chapter 6, 12 George VI. *Statutes of the Province of Quebec*.

- b) the amount of loan is not over \$6,000 for a single family dwelling; nor over an amount equal to \$6,000 for the first unit and \$4,000 per additional unit in the case of a multiple-family dwelling;
- c) single-family dwellings are to be constructed for the use of the borrower or for the members of syndicates or building societies concerned; multiple-family dwellings must have one unit assigned for the borrower or a member of the syndicate or building society concerned.

The Quebec Farm Credit Bureau is entrusted with the administration of the housing provisions of this Act and requires that each dwelling comprise at least 5 rooms including 3 closed bedrooms, and that each lot measure at least 50 feet by 75 feet except in certain cases accepted by the Bureau where a lot may be 37½ feet by 75 feet.

Since commencement of operations, January 15, 1948, to January 31, 1950, 2,349 applications have been approved, involving 2,727 housing units. These have involved an interest subsidy commitment of \$3.9 million, or an average contribution of \$1,649 per loan.

#### SECTION 4.—REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES (See Tables 32-34)

##### *Real Estate Lending*<sup>(1)</sup>

Institutional mortgage lending for *new* non-farm residential construction continued upwards in 1949, in line with the increase in housing starts in metropolitan areas and urban centres of 5,000 population and over mentioned in Section 2 (see p. 11). Mortgage lending for *existing* non-farm residential property however levelled off during 1949, interrupting a trend of continuous post-war increase.

The number of *new* non-farm housing units for which institutional mortgage loans were approved, at 43,000 during 1949, was 19 per cent higher than during the year 1948. This increase of 6,900 units consisted of 1,300 new multiple housing units and 5,600 new single housing units.

The number of *existing* non-farm units for which loans were approved in 1949, at 35,600, remained roughly at the 1948 level. The value of these loans however was 5 per cent higher in 1949 than in 1948.

A similar disparity in the trend of institutional mortgage lending is indicated between new and existing property on non-farm *non-residential* real estate. The value of loans approved for new property in this sector increased by about 10 per cent from \$33.6 million in 1948 to \$36.9 million in 1949, while the value of loans on existing property declined from \$42.5 million to \$40.5 million during the period.

##### *Loans for Building Purposes*

Following the trend of construction activity in Canada, bank loans for building purposes increased by 9 per cent from \$104 million in 1948 to \$113 million in 1949. Total loans made by chartered banks for all purposes increased by 14 per cent from \$2.1 billion to \$2.4 billion. The loans for building purposes in 1949 were more than double the 1945 level, the increase reflecting a rise in both the physical amount of construction financed and the cost of construction.

(1) For a detailed account of real estate lending in Canada during 1949, see *Mortgage Lending in Canada, 1949*, Central Mortgage and Housing Corporation, April, 1950.

## SECTION 5.—BUILDING MATERIALS

(See Tables 35-42)

### *Production of Building Materials*

Output of construction materials was up for the most part during 1949, although declines occurred in a number of items (see Figure 3). During the year 1949, the composite index of production of construction materials other than lumber averaged 256 on the 1939 base, an increase of 8 per cent over the 1948 average of 236. More closely reflecting the absorption of materials by the construction industry, the index of domestic disappearance showed an increase of 18 per cent providing additional evidence that 1949 was a year of peak construction activity.

Comparable statistics are available for the full year 1949 for all but 3 of the 35 building materials covered in this review. Eleven-month data are available for the remaining three items.

Of the 35 materials covered, 10 showed increases in output of 20 to 46 per cent in 1949 as compared with 1948. Both rock wool batts and granulated and loose rock wool led this group, followed by sinks and steel pipe, tubes and fittings with gains of 40 per cent. Twelve materials registered increases of less than 20 per cent and thirteen materials declined in output. Of these cement pipe and tile, cast-iron radiators, domestic heating boilers and vitrified clay sewer pipe registered drops of 10 per cent or more. The other materials, which declined less than 10 per cent in output include electric wiring devices, sawn lumber, concrete blocks, gypsum wall board and cast-iron pressure and soil pipe.

### *Supply of and Demand for Building Materials*

At the end of 1949 producers' stocks were in a somewhat better position than at the end of 1948. The majority, however, ranged from one to three weeks production and were either on order or awaiting shipment.

Regionally, requirements for materials dropped particularly on the West Coast and in the Prairie Provinces where new building was virtually at a standstill from the middle of December through January due to adverse climatic conditions and construction in the more advanced stages was similarly affected, although to a somewhat less degree. The Eastern Provinces had good weather and demands continued to be high, notably in the smaller communities and rural areas.

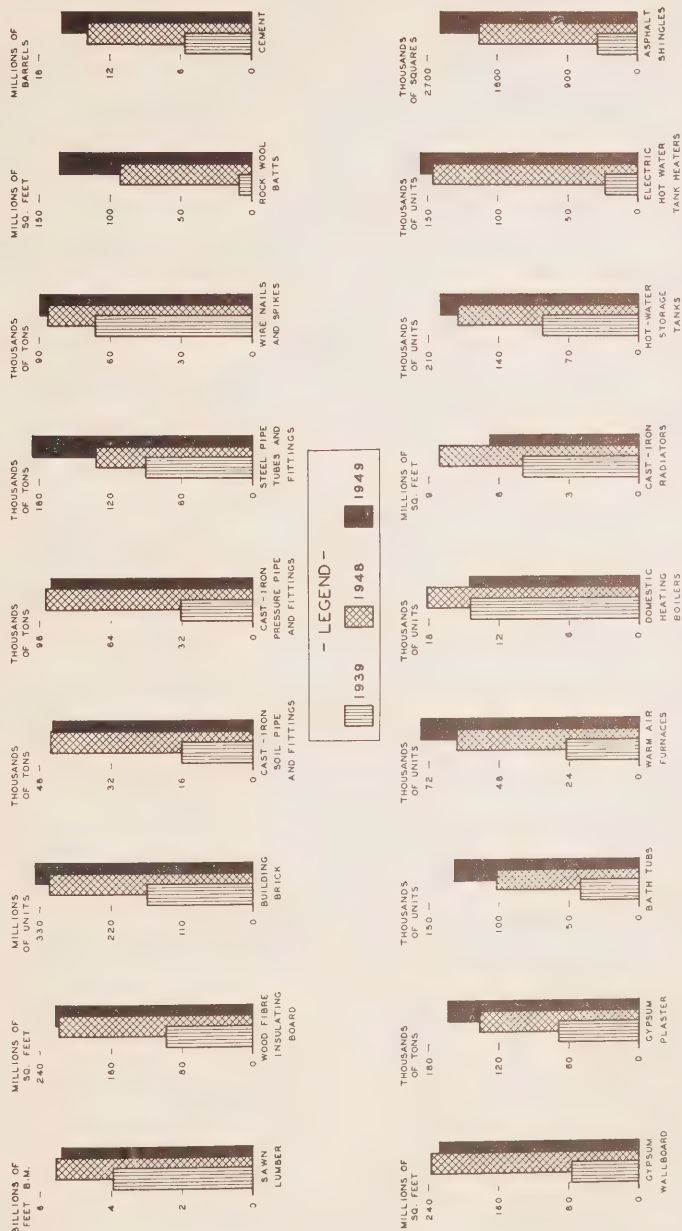
*Cement and Cement Products*—Production during 1949 was at capacity. For 1950 the industry anticipates output to be only slightly higher than in 1949.<sup>(1)</sup> In the East it was expected that large quantities which had gone into hydro developments during 1949 would be available for other types of construction during 1950, but heavy requirements for such construction programmes as the Toronto subway, roads, streets, etc., will tend to absorb them. There appeared to be slight relief in sight for the Prairie Provinces while in British Columbia a small increase in output was expected which would be absorbed by new industrial and engineering construction work for which heavy imports had been necessary in 1949.

*Clay Products*—Although demand for vitrified clay sewer pipe, flue linings and building brick continued heavy, producers were operating to the maximum

(1) See *Supply of Building Materials, Canada, Outlook, 1950*. Department of Trade and Commerce, Ottawa, 1950.

# VOLUME OF PRODUCTION OF EIGHTEEN BUILDING MATERIALS

CANADA, 1939, 1948 AND 1949.



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION.



where conditions permitted and were building up some stocks for the first time. Imports were down but still substantial.

*Gypsum Products*—Although production of wallboard, lath and hardwall plaster during 1949 was high, requirements were heavy in all regions, particularly for lath, and accumulation of stocks was negligible, resulting in a heavy volume of applications for the import of lath which were met in part under the Emergency Import Control Regulations.

*Asphalt Products*—With the slowing down in “closing in” operations these products came into satisfactory supply and production fell off in line with demand since storage facilities were limited at the manufacturing level and distributors and dealers were not inclined to stock.

*Iron and Steel Products*—At the end of 1949 there were ample supplies of raw materials such as pig iron and scrap for the production of castings. Output of most products during 1949 was considerably higher than in 1948, exceptions being cast iron soil pipe and cast iron pressure pipe of which the production was slightly less, but meeting requirements.

*Steel Pipe and Fittings*—The production of steel pipe and fittings in December amounted to 14,200 tons compared to 10,600 tons in December, 1948. This brought the total for the year to 186,000 tons compared to 133,500 tons for 1948, an increase of about 38 per cent.

*Heating Equipment*—Due to exceptional production of warm air furnaces during the 4th quarter of 1949 supplies were much better in December, 1949, than in earlier months. A considerable drop in the production of heating boilers was due to higher costs and the difficulties in obtaining installation pipe, as well as a falling demand associated with a growing preference for warm air systems due to lower costs.

*Sanitary Ware*—Whereas production of sanitary ware was much higher in 1949 than in 1948, a drop in the production of bath tubs and sinks was experienced in December, 1949, which was accounted for by the shortage of imported shapes for the pressed steel items. Production of wash basins and closet bowls was maintained at a high level. Demand continued high as indicated by the volume of imports of all types of sanitary ware.

*Other Building Materials*—The major items in this group were rockwool products, lumber products, pulp and fibre wallboards, builders' hardware, window glass, copper tubing, and electric wiring and wiring devices. The supplies of these items, with the exception of standard rigid electrical conduit were adequate to meet requirements.

A decline in the tonnage of building materials loaded on Canadian railway cars is indicated by data on a group of items including timber, gravel, sand, crushed stone, brick, cement, sewer pipe and drain tile. A total of 14.4 million tons were loaded in the year 1949 as against 15.5 million during 1948. The decline is mainly attributable to the drop in lumber output associated with reduced sales abroad.

### *Imports*

With the exception of paints, pigments and varnishes, glass and gypsum plaster which were in good supply, imports of building materials in 1949 were a great deal higher than during 1948.

Imports of building board and lath amounting to 95.5 millions of square feet were considerable, consisting mainly of gypsum lath brought in by special



arrangement through the Emergency Import Control Division, Department of Finance. In 1948 such shipments were banned. Imports of brick at 22 million, wire nails at 13,000 tons and cement at 2.3 million barrels were two to three times greater in 1949 than in 1948. Imports of sanitary ware were considerably up.

### *Exports*

With the exception of cast-iron soil pipe and steel pipe and tubing, exports of building materials were lower during 1949 than during 1948. All steel pipe and nails exported were converted from imported materials and not from domestic products.

Exports of wire nails and spikes at 495 tons and cement at 19,000 barrels dropped about 75 per cent. Lumber exports at 2,189 million board feet and wood shingles at 2.1 million squares dropped about 11 per cent and pulp-fibre board at 30 million square feet was down 25 per cent. Exports of brick 4.3 million during 1949 approximated the 1948 figure.

### *Employment in the Building Material Industries*

Returns from a group of building material producers, employing 15 or more employees indicate that the increase in building material production from 1948 to 1949 was accompanied by a rise in employment. An average of 109,400 employees were reported during 1949 as against 104,900 during 1948.

### *Capital Expenditures in Building Material Industries*

The post-war demand for new housing, industrial plant, commercial buildings and utilities induced building material producers to expand productive facilities, and resulted in a continuous post-war increase of building material output to meet the high demand. The programme of plant extension in these industries reached a peak in 1948. In 1949, with a great part of expansion programme completed, capital outlay by building material industries declined 34 per cent to \$24.5 million.

A large part of the decline was attributable to a drop of \$7.4 million in the amount invested in plant, machinery and equipment for the sawn lumber industry, and suggests that existing facilities in this line are considered adequate in the face of an uncertain export market. Capital expenditures in the cement industry declined by about 25 per cent during the period despite a continued capacity demand. Capital outlay by producers of iron and steel building materials more than doubled during the period and investments in the clay products industries were up about 10 per cent.

## SECTION 6.—BUILDING LABOUR

(See Tables 43-52)

### *Employment and Earnings*

Employment in the construction industry reached a new peak in 1949, increasing 12 per cent from an average level of 289,000 persons in 1948 to 323,000 in 1949. The increase compares with a rise of only 3 per cent in total non-agricultural employment during the period.

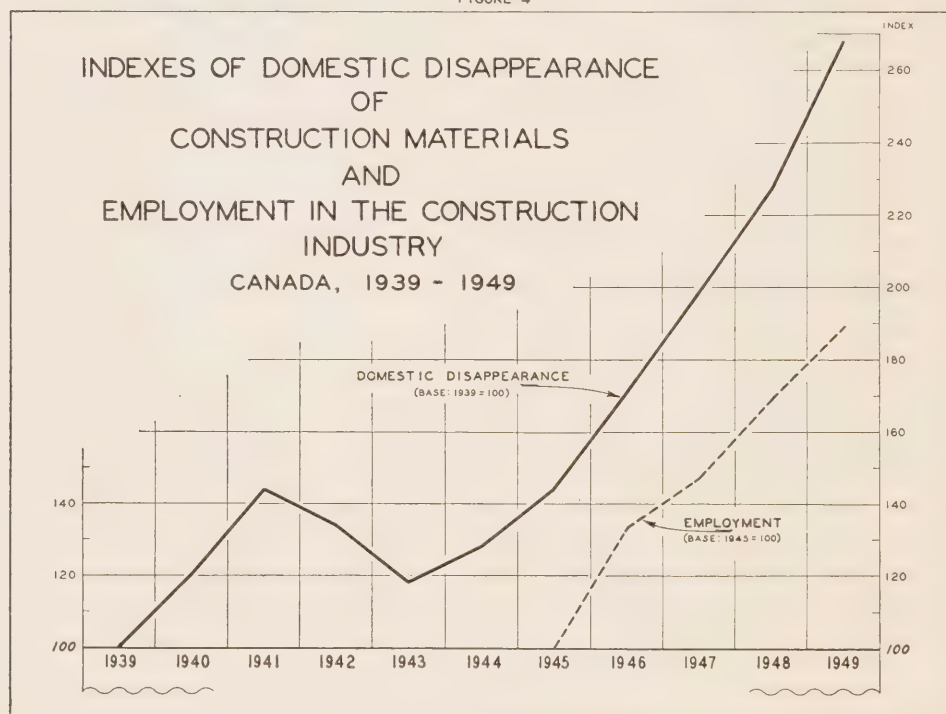
Returns from employers with 15 or more employees indicate that employment in the building industry, which excludes engineering and highway construction rose at a less rapid rate between 1948 and 1949 than total construction

employment. The index of employment in the building industry averaged 378 in 1949, an increase of 10 per cent over the corresponding level in 1948. Weekly earnings in the building industry averaged \$44.37 in 1949 as against \$41.41 in 1948. Data on hourly wage-earners, who represent about 82 per cent of the employees covered indicate that the increase is attributable principally to a 7 per cent increase in hourly earnings which averaged \$1.01 in 1948 and \$1.08 in 1949.

### *The Labour Market*

Unemployment in construction trades was higher in 1949 than in any year since the end of the war, but in comparison with 1939 it remained low. Construction unemployment in 1949 averaged about 25,000 during the year and reached a seasonal peak of 47,000 in the first quarter. Construction trade unions reported an average of 9 per cent of their membership as unemployed to the Department of Labour. Although higher than in other post war years the proportion was considerably lower than the 29 per cent ratio recorded in 1939.

- FIGURE 4 -



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION.

### *Supply of Construction Workers*

Immigration of construction workers into Canada was down 49 per cent from 6,500 in 1948 to 3,300 in 1949. Of the immigrants in 1949, 2,300 were skilled and 1,000 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during 1949 totalled 800 resulting in a net immigration of skilled construction workers of 1,500 during the period. This represents a decline of 1,000 from 1948. In addition to the decline in the number of building workers migrating to Canada there has been a reduction in the number of trainees in the

building trades assisted under the Dominion-Provincial training scheme begun in 1945. Apprentices for the building trades under this scheme numbered 5,200 in December, 1949, a decline of 13 per cent from December, 1948. Vocational training for the building trades under the scheme came to an end during the year.

### *Strikes in the Building Industry*

Time lost through strikes in the building industry during 1949 totalled 41,100 man-working days only slightly higher, 1,600 man-working days, than in 1948. This total time lost during the year represents roughly the working time required to complete something less than 200 houses. Accordingly, even though the total delay occasioned by walkouts is greater than the actual time lost by the workers directly concerned, it is apparent that in the overall picture the impact of strikes on the amount of construction work carried out in 1949 has been relatively small.

## SECTION 7.—BUILDING COSTS

(See Tables 53-56)

The trend in house-building costs showed a distinct tendency to level off in 1949. Although the combined index of *residential* building material prices and hourly wage rates in the construction industry averaged 5 per cent higher in 1949 than in 1948, the increase from the end of 1948 to the end of 1949 was only 1 per cent. The combined index during 1949 averaged 207 (1939=100).

The combined index reflects changes in material prices and wage rates only, and does not measure changes in man-hour productivity in house-building or the cost of overhead and profit. It appears, however, that with the continued expansion in the volume of house-building activity during 1949, and an increase in the average time required to complete a house from 6.5 months in 1948 to 7 months in 1949, little opportunity was afforded for improvements in output per man-hour during the year.

### *Residential Building Material Prices*

The index of wholesale prices of *residential* building materials (1939=100) increased only 5 per cent from a monthly average of 213 in 1948 to 223 in 1949. From December 1948 to December 1949, the index dropped 1 per cent.

At December 1949 with the index at 221 *residential* building material prices were well over twice the 1939 level. The greatest increase occurred in the prices of lumber and its products, the index for which stood at 303 at the end of 1949. Prices of all other groups of materials were less than double the 1939 level. The 1949 year end index for roofing materials stood at 187, paint and glass 180, plumbing and heating equipment 174, electrical equipment and fixtures 171, brick, tile and stone 162, cement, gravel and sand 137, lath plaster and insulation materials 119, and other materials 166.

### *Wage Rates in Construction Trades*

The composite index of wage rates in the construction trades (including holiday pay allowances) increased 6 per cent from an average of 174 in 1948 to 185 in 1949. The increase from the end of 1948 to the end of 1949 was 4 per cent.

In 1949, wage rates were about 85 per cent higher than in 1939. Unskilled workers showed the largest gain over the period with wage rates in 1949 about 100 per cent higher than in 1939. Among the skilled workers, carpenters',

plasterers' and plumbers' wage rates increased most rapidly rising 80 per cent over the period, followed by the rates of painters and electricians which rose 78 per cent.

### *Cost of Living and Rent*

Both the index of rents and the cost of living increased at the rate of 3 per cent from 1948 to 1949. The index of rent increased from an average of 116 in 1948 to 119 in 1949 and the cost of living index increased from 153 to 158 during the period.

Wartime Prices and Trade Board Order No. 813 which became effective December 15, 1949, authorized the following maximum rentals and termination of leases for self-contained dwellings and lodgings.

Maximum rentals of all lodgings were increased by 20 per cent and the landlord of any lodging was authorized to give to his tenant an unconditional notice to vacate within six months.

The existing ceiling-rentals of all self-contained dwellings were increased by 22 per cent for heated and 18 per cent for unheated accommodation.

Effective December 15, 1949, the landlord of any self-contained dwelling may offer to his tenant a renewal lease, at the authorized higher rental, for a term of not less than one year, expiring not earlier than May 1, 1951, and providing that the tenant may terminate the lease at any time upon giving the landlord one month's notice.

The landlord of any self-contained dwelling who owned it prior to November 1, 1949, and who needs to recover possession of the dwelling so as to use it as a home for himself and his family may do so by giving the tenant a six month notice to vacate.

Rental increases incidental to the new regulations could not take effect until February of 1950, so that the rental index remained unaffected by this change of regulations during 1949.

## SECTION 8.—BUILDING AND REAL ESTATE INDUSTRIES (See Tables 57-59)

### *Bankruptcies in the Construction Industry and in Building Material Industries*

Bankruptcies in the construction industry during 1949 were slightly higher than during 1948. Assignments and receiving orders numbered 80 representing liabilities of \$1.7 million as against 73 in 1948 with liabilities amounting to \$1.4 million. Commercial failures in the building material industries during 1949 were more than double the 1948 rate. In 1949 there were 54 bankruptcies with liabilities of \$2.5 million and in 1948 there were only 25 failures with liabilities of \$1.3 million.

Bankruptcies in all industries increased however from 800 in 1948 to 950 in 1949. The value of total liabilities involved in these failures increased 15 per cent from \$18.2 million in 1948 to \$20.9 million in 1949.



### *Common Stock Prices*

The average level of common stock prices in 16 building material companies rose 6 per cent between 1948 and 1949. The price index (1939=100) of common shares of these companies averaged 138 in 1948 and 146 in 1949.

The composite price index of common shares in 82 industrial companies decreased 4 per cent from 118 to 113 during the period.

### *Financial Statistics, Eleven Real Estate Companies, 1939-1948*

An indication that rental receipts from 1939-1948 have substantially kept pace with operating expenses of larger residential rental properties is provided by financial statistics on 11 real estate companies operating 610 rental units and having land and buildings value at \$3.1 million. The aggregate ratio of operating expenses to gross operating revenue was 62 per cent in 1939 and 58 per cent in 1948.

Net operating revenue (excluding depreciation) was comparatively stable over the period varying from a low of \$113,000 in 1940 to a high of \$165,000 in 1948. Despite the stability of net operating revenue the aggregate net position showed a marked improvement in 1940, 1945, and 1947. These improvements were brought about by a reduction of bond interest charges in these years, occasioned by reorganization of three of the companies.

## SECTION 9.—NEWFOUNDLAND

(See Tables 60-61)

On March 31, 1949, Newfoundland formally entered Confederation as Canada's tenth province. While Newfoundland now represents an integral part of Canada, data in *Housing in Canada* are shown separately for that province. The separation has been made partly in the interest of continuity of the tabular material for the rest of Canada, and partly because of the immediate scarcity of statistical information for the province of Newfoundland itself.

Housing data fully comparable to the information obtained for the rest of Canada are not available for Newfoundland but some indication of residential building can be obtained from data on starts and completions in the metropolitan area of St. John's.<sup>(1)</sup> Housing starts in St. John's in 1949 totalled about 200 and completions 125. Although the population of St. John's, at about 60,000, represents less than one-fifth of the total population of Newfoundland, housing starts and completions in the St. John's area probably account for one-third or more of the total.

Confederation with Canada should prove a stimulus to house-building in Newfoundland. For one thing it has brought about a decline in prices of building materials which will tend to make home purchases more attractive. Also it has introduced to the province the assistance to house-building provided under the National Housing Act, 1944.

Publicly-initiated starts under the Veterans' Rental Housing Programme numbered 50 in Newfoundland in 1949, and starts under the National Defence Department's Armed Service Married Service Quarters Programme numbered 22. Loans under the National Housing Act, 1944, were approved for 21 housing units, all of which were for home ownership.

(1) See p. 101 in Part III.





PART II  
TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.



SECTION 1  
POPULATION TRENDS

TABLE 1.— NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND  
TOTAL POPULATION, CANADA, <sup>(1)</sup> 1939 — 1949.

Period	Births	Deaths	Marriages	Divorces <sup>(2)</sup>	Population <sup>(2)</sup> 000
1939	229,468	108,951	103,658	2,068	11,250
1940	244,316	110,927	123,318	2,369	11,364
1941	255,317	114,639	121,842	2,461	11,490
1942	272,313	112,978	127,372	3,089	11,637
1943	283,580	118,635	110,937	3,263	11,795
1944	284,220	116,052	101,496	3,788	11,958
1945	288,730	113,414	108,031	5,076	12,102
1946	330,732	114,931	134,088	7,683	12,283 <sup>(3)</sup>
1947	359,094 <sup>(3)</sup>	117,725 <sup>(3)</sup>	127,311	8,199	12,558
1948					
January	26,125	10,912	5,668	—	—
February	25,710	10,295	5,617	—	—
March	27,233	10,154	4,982	—	—
1st Quarter	79,068	31,361	16,267	—	—
April	30,683	10,782	7,731	—	—
May	29,379	10,081	9,570	—	—
June	29,857	9,685	16,110	—	12,859
2nd Quarter	89,919	30,548	33,411	—	—
July	29,317	9,091	15,179	—	—
August	31,002	9,635	12,443	—	—
September	29,881	8,830	14,591	—	—
3rd Quarter	90,200	27,556	42,213	—	—
October	30,118	9,521	12,894	—	—
November	26,877	9,462	10,101	—	—
December	29,507	11,022	8,751	—	—
4th Quarter	86,502	30,005	31,746	—	—
Total, 1948 <sup>(4)</sup>	345,689	119,470	123,637	6,881	—
1949					
January	23,637	8,870	4,905	—	—
February	24,446	8,787	5,229	—	—
March	29,401	11,123	5,341	—	—
1st Quarter	77,484	28,780	15,475	—	—
April	30,182	11,127	6,262	—	—
May	32,046	11,148	10,151	—	—
June	30,187	9,528	12,822	—	13,177 <sup>(5)</sup>
2nd Quarter	92,415	31,803	29,235	—	—
July	30,415	9,917	14,782	—	—
August	32,463	9,012	13,936	—	—
September	30,594	9,511	14,154	—	—
3rd Quarter	93,472	28,440	42,872	—	—
October	30,302	9,048	13,357	—	—
November	27,845	10,353	12,188	—	—
December	28,885	10,878	7,748	—	13,356 <sup>(5)</sup>
4th Quarter	87,032	30,279	33,293	—	—
Total, 1949 <sup>(4)</sup>	350,403	119,302	120,875	— <sup>(6)</sup>	—

(1) Excluding Yukon, North West Territories and Newfoundland.

(2) Monthly data not available.

(3) Revised.

(4) Preliminary.

(5) Including Newfoundland, population numbered 13,525,000 at June 1, and 13,704,000, at December 31.

(6) Not yet available.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,  
1939 — 1949.

Period	Males				Females				18 Years and Over				Under 18 Years				Total		
	Married		Single		Sub-total		Married		Single		Sub-total		Male		Female			Sub-total	
1939	2,986	4,695	7,681	4,346	4,967	9,313	4,866	6,820	4,866	6,820	11,686	2,815	2,493	5,308	16,994				
1940	2,019	3,352	5,371	2,786	3,167	5,953	3,939	4,517	3,939	4,517	8,456	1,432	1,436	2,868	11,324				
1941	1,580	3,211	4,791	2,011	2,527	4,538	3,851	3,489	3,851	3,489	7,340	940	1,049	1,989	9,329				
1942	1,187	2,021	3,208	2,027	2,341	4,368	2,280	3,429	2,280	3,429	5,709	928	939	1,867	7,576				
1943	1,284	2,006	3,290	2,468	2,746	5,214	2,113	4,064	2,113	4,064	6,177	1,177	1,150	2,327	8,504				
1944	1,513	2,981	4,494	4,590	3,717	8,307	2,391	6,253	2,391	6,253	8,644	2,103	2,054	4,157	12,801				
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	4,259	11,620	15,879	3,442	3,401	6,843	22,722				
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,344	40,818	9,344	40,818	50,752	10,559	10,408	20,967	71,719				
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	27,281	24,787	52,068	6,154	5,905	12,059	64,127				
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	52,986	45,191	98,177	14,104	13,133	27,237	125,414				
1949	1,513	2,214	3,727	1,607	2,115	3,722	2,884	2,845	2,884	2,845	5,729	843	877	1,720	7,449				
January	1,224	2,325	3,549	1,451	1,648	3,099	2,797	2,342	2,797	2,342	5,139	752	757	1,509	6,648				
February	1,939	2,945	4,884	1,991	2,293	4,284	3,690	3,104	3,690	3,104	6,794	1,194	1,180	2,374	9,168				
March	4,676	7,484	12,160	5,049	6,056	11,105	9,371	8,291	9,371	8,291	17,662	2,789	2,814	5,603	23,265				
1st Quarter																			
April	2,093	3,163	5,256	1,786	2,038	3,824	4,399	3,018	4,399	3,018	7,417	857	806	1,663	9,080				
May	3,738	1,393	5,131	1,861	2,174	4,035	3,978	2,959	3,978	2,959	6,937	1,153	1,076	2,229	9,166				
June	2,612	4,001	6,613	2,409	2,925	5,334	5,226	3,967	5,226	3,967	9,193	1,387	1,367	2,754	11,947				
2nd Quarter	8,443	8,557	17,000	6,056	7,137	13,193	13,603	9,944	13,603	9,944	23,547	3,397	3,249	6,646	30,193				
July	2,629	3,219	5,848	2,372	2,384	4,756	4,450	3,538	4,450	3,538	7,988	1,398	1,218	2,616	10,604				
August	1,583	2,477	4,060	1,634	2,139	3,773	3,047	2,849	3,047	2,849	5,896	1,013	924	1,937	7,833				
September	907	1,319	2,226	879	1,056	1,935	1,700	1,487	1,700	1,487	3,187	526	448	974	4,161				
3rd Quarter	5,119	7,015	12,134	4,885	5,579	10,464	9,197	7,874	9,197	7,874	17,071	2,937	2,590	5,527	22,598				
October	2,758	2,246	3,803	1,770	1,958	3,728	2,821	2,899	2,821	2,899	5,720	982	829	1,811	7,531				
November	2,130	1,861	3,247	1,470	1,626	3,096	2,425	2,385	2,425	2,385	4,810	822	711	1,533	6,343				
December	4,839	1,691	2,734	1,135	1,289	2,424	1,951	1,832	1,951	1,832	3,783	783	592	1,375	5,158				
4th Quarter	1,162	5,798	9,784	4,375	4,873	9,248	7,197	7,116	7,197	7,116	14,313	2,587	2,132	4,719	9,032				
Total, 1949	85,603	28,854	51,078	20,365	23,645	44,010	39,368	33,225	39,368	33,225	72,593	11,710	10,785	22,495	95,088				



TABLE 3.—EMIGRATION<sup>(1)</sup> FROM CANADA,  
1939 — 1949.

Year	Total	Married Females <sup>(2)</sup>	Children under 18 Years <sup>(2)</sup>
1939.....	15,200	—	—
1940.....	15,800	—	—
1941.....	15,500	—	—
1942.....	14,300	—	—
1943.....	13,900	—	—
1944.....	14,900	—	—
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948			
1st Quarter.....	8,200	1,300	1,200
2nd Quarter.....	8,200	1,700	1,600
3rd Quarter.....	8,500	1,900	1,800
4th Quarter.....	9,500	1,800	1,600
Total, 1948	34,400	6,700	6,200
1949 <sup>(3)</sup>			
1st Quarter.....	8,100	1,500	1,300
2nd Quarter.....	8,500	1,700	1,400
3rd Quarter.....	8,500	1,600	1,300
4th Quarter.....	7,400	1,400	1,300
Total, 1949	32,500	6,200	5,300

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

TABLE 4.— BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,  
1939 — 1949.  
(In Thousands)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.3	9.7	9.2	.02
1940	21.4	9.8	10.8	.02
1941	22.2	10.0	10.6	.02
1942	23.3	9.7	10.9	.03
1943	24.0	10.1	9.4	.03
1944	23.7	9.7	8.4	.03
1945	23.8	9.3	8.9	.04
1946	26.9	9.3	10.9	.06
1947	28.6	9.4	10.1	.07
1948	26.8	9.3	9.6	.05
1949	26.6	9.1	9.1	— <sup>(1)</sup>

(1) Not yet available.

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA, 1945 — 1949.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) <sup>(1)</sup>
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404 <sup>(3)</sup>	79,359	—(2)
1948 <sup>(4)</sup>	95,340 <sup>(3)</sup>	81,243	—(2)
1949 <sup>(4)</sup>	92,931 <sup>(3)</sup>	90,955 <sup>(3)</sup>	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948 <sup>(4)</sup>			
1st Quarter	6,678	11,569	37,529
2nd Quarter	33,090	18,959	52,143
3rd Quarter	31,348	19,710	63,656
4th Quarter	19,078	25,859	56,456
Total, 1948 <sup>(4)</sup>	90,194	76,097	—
1949 <sup>(4)</sup>			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,388	46,886
1st Quarter	8,396	17,838	—
April	8,466	7,251	48,080
May	12,809	7,374	53,533
June	10,528	7,275	56,787
2nd Quarter	31,803	21,900	—
July	9,086	6,588	59,203
August	8,542	9,109	58,677
September	10,035	7,563	61,115
3rd Quarter	27,663	23,260	—
October	8,964	9,059	61,027
November	8,434	8,700	60,749
December	4,249	6,776	58,169
4th Quarter	21,647	24,535	—
Total, 1949	89,509	87,533	—

(1) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 102).

(2) Not available.

(3) Estimated.

(4) Data for 1948 and 1949 exclude Yukon and Northwest Territory.

TABLE 6.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION  
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,  
1946 — 1949.

Period	Starts				Completions						Under Construction (At End of Period)				
	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	(1) Total
1946	—	—	—	—	—	—	—	—	—	—	3,557	2,811	1,440	19,781	27,589
1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	4,231	304	4,028	20,947	29,510
1948	7,227	1	5,417	45,026	57,671	5,556	305	5,998	36,148	48,007	5,790	—	3,064	30,363	39,217
1949															
January	54	—	181	1,758	1,993	486	—	413	3,653	4,552	5,335	—	2,705	28,705	36,638
February	27	—	304	1,013	1,344	597	—	304	2,916	3,817	4,765	—	2,428	26,903	34,096
March	121	—	92	2,755	2,968	847	—	271	3,651	4,769	4,035	—	2,278	25,998	32,305
1st Quarter	202	—	577	5,526	6,305	1,930	—	988	10,220	13,138	—	—	—	—	—
April	171	—	69	5,566	5,806	737	—	525	3,944	5,206	3,516	—	1,924	27,445	32,885
May	502	—	109	6,199	6,810	596	—	287	3,901	4,784	3,422	—	2,139	29,368	34,929
June	502	—	291	6,586	7,379	1,098	—	507	3,909	5,514	2,826	—	1,923	32,046	36,795
2nd Quarter	1,175	—	469	18,351	19,995	2,431	—	1,319	11,754	15,504	—	—	—	—	—
July	380	—	318	4,561	5,259	484	—	341	3,924	4,749	2,722	—	1,900	32,613	37,235
August	573	—	408	4,501	5,482	446	—	353	4,201	5,000	2,849	—	1,955	32,956	37,760
September	976	—	372	5,071	6,419	469	—	301	3,925	4,695	3,356	—	2,026	34,069	39,451
3rd Quarter	1,929	—	1,098	14,133	17,160	1,399	—	995	12,050	14,444	—	—	—	—	—
October	723	—	209	4,879	5,901	295	—	355	5,505	6,155	3,784	—	1,880	33,525	39,189
November	330	—	123	4,470	4,923	578	—	291	4,609	5,478	3,536	—	1,712	33,374	38,622
December	30	—	236	3,575	3,841	244	—	382	4,440	5,066	3,322	—	1,566	32,456	37,344
4th Quarter	1,083	—	568	12,924	14,665	1,117	—	1,028	14,554	16,699	—	—	—	—	—
Total, 1949	3,306	—	2,712	50,934	58,125	6,877	—	4,330	48,578	59,785	—	—	—	—	—

(1) Data for 1948 and 1949 adjusted (see p. 102).

TABLE 7.— NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940 — 1949.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1940	50.1	7.4	57.5	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>
1941	61.1	8.9	70.0	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4	2.4	33.7	478	5,334	5,812
May	33.3	3.5	36.8	397	5,880	6,277
June	33.8	2.8	36.6	659	5,570	6,229
2nd Quarter	98.5	8.7	107.1	1,534	16,784	18,318
July	29.4	2.4	31.8	657	4,590	5,247
August	29.1	2.2	31.3	386	4,791	5,177
September	24.7	1.9	26.6	561	4,004	4,565
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
October	24.6	1.9	26.5	881	3,595	4,476
November	22.1	1.4	23.5	591	3,164	3,755
December	18.8	1.2	20.0	395	2,917	3,312
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
January	8.7	.9	9.6	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372	1,811
March	27.0	1.8	28.8	1,001	3,683	4,684
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
April	38.8	2.8	41.6	1,108	5,364 <sup>(2)</sup>	6,472 <sup>(2)</sup>
May	40.9	5.3	46.2	508	6,201 <sup>(2)</sup>	6,709 <sup>(2)</sup>
June	35.7	3.0	38.7	1,156	4,859 <sup>(2)</sup>	6,015 <sup>(2)</sup>
2nd Quarter	115.4	11.1	126.5	2,772	16,414 <sup>(2)</sup>	19,196 <sup>(2)</sup>
July	30.6	2.3 <sup>(2)</sup>	32.9	605	4,619 <sup>(2)</sup>	5,224 <sup>(2)</sup>
August	30.6	2.4 <sup>(2)</sup>	33.0	951	4,262 <sup>(2)</sup>	5,213 <sup>(2)</sup>
September	34.4	2.2 <sup>(2)</sup>	36.6	1,137	4,806 <sup>(2)</sup>	5,943 <sup>(2)</sup>
3rd Quarter	95.6	6.9 <sup>(2)</sup>	102.5	2,693	13,687 <sup>(2)</sup>	16,380 <sup>(2)</sup>
October	24.5	2.2	26.7	649	3,413	4,062
November	26.5	1.4	27.9	1,004	3,335	4,339
December	20.1	.9	21.0	986	2,171	3,157
4th Quarter	71.1	4.5	75.6	2,639	8,919	11,558
Total, 1949	328.2	26.3	354.5	9,895	45,381	55,276

(1) Not available.  
(2) Revised.



TABLE 8.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,  
CANADA, 1939 — 1949.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,403	21,559	23,962
1940	8.5	59.2	67.7	1,960	20,554	22,514
1941	6.2	86.2	92.4	1,330	29,140	30,470
1942	.9	78.4	79.3	171	29,823	29,994
1943	.9	78.2	79.1	169	29,720	29,889
1944	8.8	122.4	131.2	1,580	36,725	38,305
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948						
January	.8	14.1	15.0	112	2,264	2,376
February	1.1	14.0	15.1	140	2,130	2,270
March	3.2	17.3	20.5	418	3,166	3,584
1st Quarter	5.1	45.4	50.6	670	7,560	8,230
April	1.9	31.3	33.2	250	5,286	5,536
May	2.4	49.4	51.8	305	10,442	10,747
June	1.7	39.2	40.9	215	6,734	6,949
2nd Quarter	6.0	119.9	125.9	770	22,462	23,232
July	3.0	35.3	38.3	373	6,830	7,203
August	2.7	41.7	44.5	337	7,287	7,624
September	1.4	32.7	34.1	173	6,947	7,120
3rd Quarter	7.1	109.7	116.9	883	21,064	21,947
October	2.5	29.7	32.1	294	5,011	5,305
November	6.7	23.1	29.8	793	3,908	4,701
December	2.7	15.1	17.8	320	2,495	2,815
4th Quarter	11.9	67.9	79.7	1,407	11,414	12,821
Total, 1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
January	15.1	15.2	30.3	1,788	2,334	4,122
February	3.8	15.5	19.2	448	2,313	2,761
March	5.8	14.1	19.9	686	2,266	2,952
1st Quarter	24.7	44.8	69.5	2,922	6,913	9,835
April	5.2	31.1	36.4	616	4,880	5,496
May	4.2	43.9	48.2	501	7,277	7,778
June	2.6	44.3	46.9	306	7,544	7,850
2nd Quarter	12.0	119.3	131.5	1,423	19,701	21,124
July	5.6	46.6	52.2	663	7,382	8,045
August	4.3	51.6	55.9	513	8,665	9,178
September	11.0	39.8	50.8	1,305	6,331	7,636
3rd Quarter	20.9	138.0	158.9	2,481	22,378	24,859
October	5.8	38.9	44.7	683	6,846	7,529
November	2.7	28.6	31.3	323	4,931	5,254
December	3.2	25.3	28.5	372	3,478	3,850
4th Quarter	11.7	92.8	104.5	1,378	15,255	16,633
Total, 1949	69.3	394.9	464.4	8,204	64,247	72,451

(1) Revised estimates (p. 103).

TABLE 9.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR  
AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA,  
1945 — 1949.  
(Millions of Dollars)

Year	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub- total	Housing	Other	Sub- total	Housing	Other	Total
1945	285.6	420.4	706.0	96.3	368.7	465.0	381.9	767.7	1,171.0
1946	412.0	602.0	1,014.0	105.3	395.7	501.0	517.3	990.7	1,515.0
1947	533.0	887.0	1,420.0	136.5	456.5	593.0	669.5	1,343.5	2,013.0
1948									
1st Quarter	113.0	195.0	308.0	38.1	82.8	110.9	141.1	277.8	418.9
2nd Quarter	132.0	289.0	421.0	32.6	119.5	152.1	164.6	408.5	573.1
3rd Quarter	216.0	366.0	582.0	53.6	156.6	210.2	269.6	522.6	792.2
4th Quarter	221.0	341.0	562.0	54.7	148.1	202.8	275.7	489.1	764.8
Total, 1948	681.8	1,191.2	1,873.0	169.0	507.0	676.0	676.0	1,698.2	2,549.0
1949									
1st Quarter	147.1	230.0	377.1	33.8	89.9	123.7	180.9	319.9	500.8
2nd Quarter	173.1	321.0	494.1	39.3	122.3	161.6	212.4	443.3	655.7
3rd Quarter	228.2	381.4	609.6	52.4	147.7	200.1	280.6	529.1	809.7
4th Quarter	236.3	345.6	581.9	54.0	136.6	190.6	290.3	482.2	772.5
Total, 1949	784.7	1,278.0	2,062.7	179.5	496.5	676.0	964.2	1,774.5	2,738.7

## SECTION 3

## PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 10.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — 1949.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing <sup>(2)</sup>	Total Housing
		With Government Financial Assistance			Other	Total Privately-Initiated Housing		
		Guarantees		Sub-total <sup>(1)</sup>				
		Loans						
1947								
1st Quarter	230	997	89	1,086	4,531	5,617	1,316	5,847
2nd Quarter	1,570	4,739	165	4,904	20,651	25,555	6,474	27,125
3rd Quarter	2,932	3,930	84	4,114	16,019	20,133	7,046	23,065
4th Quarter	2,458	3,297	49	3,465	12,431	15,896	5,923	18,354
Year	7,190	12,963	387	13,569	53,632	67,201	20,759	74,391
1948								
1st Quarter	537	1,972	56	2,032	4,109	6,141	2,569	6,678
2nd Quarter	2,703	5,555	106	5,729	24,658	30,387	8,432	33,096
3rd Quarter	4,418	5,533	443	6,010	20,920	26,930	10,428	31,348
4th Quarter	2,450	4,303	1,282	5,591	11,037	16,628	8,041	19,078
Year	10,108	17,363	1,887	19,362	60,724	80,086	29,470	90,194
1949 <sup>(3)</sup>								
1st Quarter	364	2,812	573	3,385	4,647	8,032	3,749	8,396
2nd Quarter	1,248	5,265	159	5,424	25,131	30,555	6,672	31,803
3rd Quarter	3,871	6,204	1,674	7,878	15,914	23,792	11,749	27,663
4th Quarter	2,319	9,298	1,474	10,772	8,556	19,328	13,091	21,647
Year	7,802	23,579	3,880	27,459	54,248	81,707	35,261	89,509

- (1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
- (2) Includes direct Government housing and privately-initiated housing with Government financial assistance.
- (3) Revised.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, <sup>(1)</sup>  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — DECEMBER, 1949.

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans <sup>(2)</sup> \$000
1945 <sup>(3)</sup>	5,142	5,695	23,832
1946	8,429	13,042	61,635
1947	10,549	12,734	61,709
1948			
January.....	507	540	2,644
February.....	531	628	3,006
March.....	906	1,294	6,368
1st Quarter.....	1,944	2,462	12,018
April.....	1,529	1,895	9,698
May.....	1,953	2,361	12,515
June.....	1,850	2,408	12,696
2nd Quarter.....	5,332	6,664	34,909
July.....	1,811	2,152	11,453
August.....	1,647	1,858	9,937
September.....	2,164	2,556	13,570
3rd Quarter.....	5,622	6,566	34,960
October.....	1,611 <sup>(4)</sup>	1,757 <sup>(4)</sup>	9,517 <sup>(4)</sup>
November.....	1,243	1,693	8,796
December.....	1,187	1,640	8,433
4th Quarter.....	4,041 <sup>(4)</sup>	5,090 <sup>(4)</sup>	26,746 <sup>(4)</sup>
Sub-total	16,939 <sup>(4)</sup>	20,782 <sup>(4)</sup>	108,633 <sup>(4)</sup>
1949			
January.....	816	1,557	8,314
February.....	783	1,356	7,403
March.....	1,137	1,845	9,879
1st Quarter.....	2,736	4,758	25,596
April.....	1,786	2,859	15,395
May.....	1,873	2,301	12,283
June.....	2,247 <sup>(4)</sup>	3,293 <sup>(4)</sup>	17,744 <sup>(4)</sup>
2nd Quarter.....	5,906 <sup>(4)</sup>	8,453 <sup>(4)</sup>	45,422 <sup>(4)</sup>
July.....	2,132 <sup>(4)</sup>	2,485 <sup>(4)</sup>	13,894 <sup>(4)</sup>
August.....	2,116 <sup>(4)</sup>	3,838 <sup>(4)</sup>	20,861 <sup>(4)</sup>
September.....	1,541 <sup>(4)</sup>	2,010 <sup>(4)</sup>	11,127 <sup>(4)</sup>
3rd Quarter.....	5,789 <sup>(4)</sup>	8,333 <sup>(4)</sup>	45,882 <sup>(4)</sup>
October.....	1,385	1,596	9,240
November.....	2,252	3,005	18,123
December.....	1,668	2,630	15,994
4th Quarter.....	5,305	7,231	43,357
Sub-total	19,736	28,775	160,257
Total, Feb. 1, 1945 —Dec. 31, 1949	60,795	81,028	416,066

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

TABLE 12. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NET LOANS APPROVED, BY TYPE OF LOAN, CANADA, 1948 AND 1949.

Type of Loan	1948				1949			
	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$
Housing for Home-Ownership:								
Loans to home-owners.....	4,316	4,367	23,025	5,272	6,251	6,474	36,261	5,602
Loans to builders for sale:								
Integrated housing.....	5,840 (1)	6,434	35,654	5,541	2,275	2,738	16,585	6,057
Other.....	6,149	6,560	34,680	5,287	9,973	10,577	60,453	5,715
Sub-total	16,305 (1)	17,361	93,359	5,378	18,949	19,789	113,299	5,725
Housing for Rental Purposes:								
Loans to individuals.....	627	3,213	14,212	4,423	490	2,669	12,060	4,518
Rental Insurance.....	1	100	510	5,100	271	6,152	33,850	5,502
Primary industries.....	2	23	62	2,678	—	—	—	—
Limited Dividend Corporations.....	4	85	490	5,768	5	144	924	6,416
Sub-total.....	634	3,421	15,274	4,465	766	8,965	46,834	5,224
Total Gross Loans.....	16,939	20,782	108,633	5,227	19,715	28,754	160,132	5,569
Cancellations, adjustments, and reinstatements.....	1,600	1,954	4,109	—	1,577	3,871	20,759	—
Total Net Loans.....	15,339	18,828	104,524	5,551	18,138	24,883	139,374	5,601

(1) Includes a number of loans on duplexes, part of which may be for rent.



TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1)  
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,  
1948 AND 1949.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans \$000	Average Estimated Costs				Average			
				Land \$	Con- struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con- struction Cost per Sq. Ft. \$
1948											
Single 1-Storey	7,785	7,793	38,914	570	6,685	124	7,379	5,966	4,993	877	7.62
Single 1½-Storey	5,100 <sup>(2)</sup>	5,103 <sup>(2)</sup>	29,833 <sup>(2)</sup>	597	7,411	154	8,162	6,982	5,847	1,191	—
Single 2-Storey	1,950	1,985	12,737	687	8,818	177	9,682	8,023	6,417	1,303	6.77
Semi-Detached	494	555	3,294	519	8,076	202	8,797	7,403	5,935	1,067	7.57
Duplex	280	560	2,559	380	6,727	163	7,270	5,880	4,569	919	7.32
Triplex	52	158	655	417	6,496	195	7,180	5,319	4,145	998	6.51
Double Duplex	512	1,079	5,060	415	6,427	204	7,046	5,945	4,690	952	6.75
Row House	553	1,143	4,948	284	5,585	151	6,020	5,443	4,329	921	6.07
Apartment	197	2,298	9,996	284	5,731	379	6,394	5,480	4,350	893	6.42
Total	16,932 <sup>(2)</sup>	20,674 <sup>(2)</sup>	107,996 <sup>(2)</sup>	524	6,926	174	7,624	6,362	5,224	961	7.37
1949											
Single 1-Storey	9,420	9,420	50,969	658	7,327	146	8,131	6,489	5,410	910	8.05
Single 1½-Storey	6,364	6,364	38,820	694	7,843	178	8,715	7,302	6,100	1,002	—
Single 2-Storey	1,914	1,918	12,914	782	9,462	202	10,446	8,431	6,737	1,351	7.01
Semi-Detached	570	673	4,378	676	8,430	228	9,334	7,834	6,505	1,166	7.23
Duplex	429	939	4,235	470	6,606	154	7,230	5,805	4,509	1,062	6.22
Triplex	67	201	831	472	6,725	230	7,427	5,355	4,133	995	6.76
Double Duplex	358	930	4,714	464	6,906	273	7,643	6,243	5,069	992	6.97
Row House	200	416	1,737	297	5,571	154	6,022	5,360	4,176	931	5.98
Apartment	408	7,738	40,586	325	6,243	483	7,051	6,231	5,244	926	6.74
Total <sup>(3)</sup>	19,730	28,599	159,184	566	7,251	255	8,072	6,708	5,566	979	7.31

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Revised.

(3) Excludes one loan for \$150,000 approved for a staff house to contain 32 units.

TABLE 14. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — 1949.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit  \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Sub-total	3	4	7,000	1,750
1949	0	—	—	—
Total, April, 1946 — December, 1949	39	68	114,090	1,678

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — 1949.

Period	Number of Housing Units			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 <sup>(2)</sup>	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948							
January	21	508	4,867	3,821	—	198	4,019
February	214	731	4,350	3,303	2	239	3,544
March	99	726	3,723	5,225	3	355	5,583
1st Quarter	334	1,965	—	12,349	5	792	13,146
April	530	1,040	409	—	—	468 <sup>(3)</sup>	877 <sup>(3)</sup>
May	371	813	2,771	1,937	—	267	2,204
June	1,042	671	3,142	2,022	—	356	2,378
2nd Quarter	1,943	2,524	—	4,368	—	1,091 <sup>(3)</sup>	5,459 <sup>(3)</sup>
July	987	563	3,566	2,916	—	352	3,268
August	1,389	358	4,597	2,976	1	338	3,315
September	1,455	436	5,616	5,077	3	482	5,562
3rd Quarter	3,831	1,357	—	10,969	4	1,172	12,145
October	1,364	264	6,716	7,182	10	246 <sup>(3)</sup>	7,438 <sup>(3)</sup>
November	588	363	6,941	5,464	8	329	5,801
December	139 <sup>(3)</sup>	461	6,619 <sup>(3)</sup>	8,848	12	535	9,395
4th Quarter	2,091 <sup>(3)</sup>	1,088	—	21,494	30	1,110 <sup>(3)</sup>	23,034 <sup>(3)</sup>
Sub-total	8,199 <sup>(3)</sup>	6,934	—	49,180	39	4,165 <sup>(3)</sup>	53,384 <sup>(3)</sup>
1949							
January	54	521	6,152 <sup>(3)</sup>	951	—	394 <sup>(3)</sup>	1,345 <sup>(3)</sup>
February	27	656	5,523 <sup>(3)</sup>	4,028	2	251 <sup>(3)</sup>	4,281 <sup>(3)</sup>
March	113	981	4,655 <sup>(3)</sup>	6,320	2	670 <sup>(3)</sup>	6,992 <sup>(3)</sup>
1st Quarter	194	2,158	—	11,299	4	1,315 <sup>(3)</sup>	12,618 <sup>(3)</sup>
April	183	891	3,947 <sup>(3)</sup>	746	2	217 <sup>(3)</sup>	965 <sup>(3)</sup>
May	526	719	3,754 <sup>(3)</sup>	2,552	3	180 <sup>(3)</sup>	2,735 <sup>(3)</sup>
June	539	1,282	3,011 <sup>(3)</sup>	2,095	—	312 <sup>(3)</sup>	2,407 <sup>(3)</sup>
2nd Quarter	1,248	2,892	—	5,393	5	709 <sup>(3)</sup>	6,107 <sup>(3)</sup>
July	380	604	2,787 <sup>(3)</sup>	2,827	—	408 <sup>(3)</sup>	3,235 <sup>(3)</sup>
August	626	512	2,901 <sup>(3)</sup>	3,139	2	562 <sup>(3)</sup>	3,703 <sup>(3)</sup>
September	1,111	533	3,479 <sup>(3)</sup>	3,186	3	418 <sup>(3)</sup>	3,607 <sup>(3)</sup>
3rd Quarter	2,117	1,649	—	9,152	5	1,388 <sup>(3)</sup>	10,545 <sup>(3)</sup>
October	830	339	3,970	3,867	101	523	4,491
November	427	597	3,800	3,602	4	413	4,019
December	50	169	3,681	5,053	41	885	5,989
4th Quarter	1,307	1,105	—	12,522	146	1,821	14,489
Sub-total	4,866	7,804	—	38,366	160 <sup>(4)</sup>	5,233	43,759
Total, April 1941—December, 1949	49,713	45,930	—	209,502 <sup>(3)</sup>	14,046	30,141	253,689

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Revised (see p. 104).

(4) Covers expenditures on 200 garages not shown as supplementary buildings in Table 16 on p. 44.

TABLE 16.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, <sup>(1)</sup> CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — JANUARY, 1950.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	88	4,698	8
April.....	82	3,912	7
May.....	92	5,186	5
June.....	90	6,410	4
July.....	81	6,588	—
August.....	93	7,775	—
September.....	107	8,442	—
October.....	111	8,569	—
November.....	110	8,216	—
December.....	104	7,745	—
1949—January.....	97	7,235	3
February.....	91	6,755	4
March.....	84	5,940	4
April.....	73	5,049	4
May.....	68	4,476	4
June.....	48	4,028	4
July.....	48	3,844	4
August.....	48	3,797	4
September.....	65	4,677	4
October.....	63	4,816	4
November.....	59	4,219	4
December.....	51	4,077	1
1950—January.....	51	3,320	5

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at January 31, 1950, total 37.

(3) See footnote (4) to Table 15 on p. 43.

TABLE 17. — VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1947 — 1949.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		1947	1948	1949
1.	Excavation.....	1,132	1,024	396
2.	Foundation.....	1,442	1,296	457
3.	Water and Sewer under Building...	1,964	3,021	1,180
4.	Framing .....	2,268	2,551	1,240
5.	Doors, frames and window sash....	3,327	3,665	1,650
6.	Chimneys.....	3,262	4,357	1,792
7.	Roofs shingled.....	3,420	3,942	1,911
8.	Plumbing roughed in.....	3,824	4,554	1,768
9.	Wiring roughed in.....	4,130	5,138	2,364
10.	Insulation.....	4,528	5,705	2,678
11.	Wall and ceiling board and taping..	4,955	6,274	3,021
12.	Finished flooring laid.....	4,854	6,373	3,011
13.	Exterior finish, including siding and trim.....	4,268	5,205	2,533
14.	Porches.....	3,510	5,390	2,417
15.	Interior trim.....	5,583	7,118	3,394
16.	Interior painting.....	6,188	7,482	3,704
17.	Hardware.....	6,138	7,327	3,723
18.	Plumbing fixtures.....	6,220	7,278	3,778
19.	Electrical work complete.....	6,351	7,482	3,784
20.	Exterior painting.....	8,005	8,575	4,189
21.	Water and sewer to main.....	3,925	3,866	1,801
22.	Electrical services connected.....	5,973	7,529	3,828
23.	Final inspection.....	6,486	7,745	4,077



TABLE 18. — CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — 1949.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved \$000			
		Construction		Land and Existing Buildings	Total
		New Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects:					
Sept., 23 1943—Mar., 1949.	2,673	17,570 <sup>(1)</sup>	4,128 <sup>(1)</sup>	1,514 <sup>(1)</sup>	23,212 <sup>(1)</sup>
2nd Quarter, 1949.....	0	—	—	—	—
3rd Quarter, 1949.....	0	—	—	—	—
4th Quarter, 1949.....	0	—	—	—	—
Sub-total.....	2,673	17,570 <sup>(1)</sup>	4,128 <sup>(1)</sup>	1,514 <sup>(1)</sup>	23,212 <sup>(1)</sup>
2. Small Holdings, Individual Projects:					
Sept. 23, 1943—Mar., 1949.	12,699	35,723	4,382	18,504	58,609
2nd Quarter, 1949.....	770	3,146	205	480	3,831
3rd Quarter, 1949.....	882	3,243	258	831	4,332
4th Quarter, 1949.....	618	1,826	201	374	2,401
Sub-total.....	14,969	43,938	5,046	20,189	69,173
3. Full-Time Farming:					
Sept. 23, 1943—Mar., 1949.	7,614	1,819	4,204	15,104	21,127
2nd Quarter, 1949.....	166	46	120	1,294	1,460
3rd Quarter, 1949.....	225	60	99	720	879
4th Quarter, 1949.....	188	27	37	250	314
Sub-total.....	8,193	1,952	4,460	17,368	23,780
4. Commercial Fishing, Dominion and Provincial Land Grants to Indian Veterans:					
Sept. 23, 1943—Mar., 1949.	2,934	2,484	387	680	3,551
2nd Quarter, 1949.....	133	187	206	74	467
3rd Quarter, 1949.....	107	124	55	35	214
4th Quarter, 1949.....	261	293	8	68	369
Sub-total.....	3,435	3,088	656	857	4,601
5. Total All Projects:					
Sept. 23, 1943—Mar., 1949.	25,920	57,596	13,101	35,802	106,499
2nd Quarter 1949.....	1,069	3,379	531	1,848	5,758
3rd Quarter, 1949.....	1,214	3,427	412	1,586	5,425
4th Quarter, 1949.....	1,067	2,146	246	692	3,084
Total.....	29,270	66,548	14,290	39,928	120,766

(1) Revised.

TABLE 19.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942  
NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER  
CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — 1949.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services \$000
	Started	Completed	Under Con- struction (At End of Period)	
1. Small Holdings, Sub-Division Projects: Sept. 1943—Dec. 1948	2,673	2,673	—	21,231
1949—1st Quarter	—	—	—	—
2nd Quarter	—	—	—	174
3rd Quarter	—	—	—	44
4th Quarter	—	—	—	—
Total, 1949	—	—	—	218
Sub-total	2,673	2,673	—	21,449
2. Small Holdings, Individual Projects: Sept. 1943—Dec. 1948	4,567	2,910	1,657	22,836
1949—1st Quarter	183	112	1,728	2,194
2nd Quarter	391	436	1,683	1,484
3rd Quarter	826	374	2,135	3,075
4th Quarter	353	423	2,065	3,679
Total, 1949	1,753	1,345	—	10,432
Sub-total	6,320	4,255	—	33,268
3. Full-Time Farming Projects: Sept. 1943—Dec. 1948	682	430	252	3,417
1949—1st Quarter	19	41	230	241
2nd Quarter	12	18	224	194
3rd Quarter	59	25	258	1,082
4th Quarter	22	34	246	322
Total, 1949	112	118	—	1,839
Sub-total	794	548	—	5,256
4. Other Projects: Sept. 1943—Dec. 1948	719	426	293	2,703
1949—1st Quarter	36	21	317	209
2nd Quarter	13	15	308	166
3rd Quarter	52	42	214	434
4th Quarter	16	20	312	301
Total, 1949	117	98	—	1,110
Sub-total	836	524	—	3,813
5. All Projects: Sept. 1943—Dec. 1948	8,641	6,439	2,202	50,187
1949—1st Quarter	238	174	2,275	2,644
2nd Quarter	416	469	2,215	2,018
3rd Quarter	937	441	2,675	4,635
4th Quarter	391	477	2,623	4,302
Total, 1949	1,982	1,561	—	13,599
Total, September 1943— December 1949	10,623	8,000	—	63,786

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,  
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,  
1947 — 1949.<sup>(1)</sup>

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$'000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 <sup>(2)</sup>	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949 <sup>(3)</sup>												
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
2nd Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	9	2,272
3rd Quarter	2	0	2	273	5	278	857	13	870	4,317	4	4,321
4th Quarter	118	0	118	321	12	333	654	1	655	3,596	2	3,598
Sub-total	391	2	393	1,704	31	1,735	—	—	—	13,732	17	13,749
Total, Jan., 1947— Dec., 1949	2,679	1,000	3,679	2,085	1,112	3,197	—	—	—	25,099	1,175	26,274

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Revised to include 219 units started in remote areas, 29 of which were completed and expenditure on which amounted to \$1.3 million.

TABLE 21.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY — DECEMBER, 1949.

Period	Number of Housing Units			Actual Expenditures \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949 <sup>(2)</sup>						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	53	11	64
July	97	—	97	50	—	50
August	559	—	656	295	21	316
September	1,096	—	1,752	1,248	54	1,302
3rd Quarter	1,752	—	—	1,593	75	1,668
October	649	—	2,401	3,041	192	3,233
November	271	—	2,672	2,235	269	2,504
December	92	20	2,744	3,309	725	4,034
4th Quarter	1,012	20	—	8,585	1,186	9,771
Total, 1949	2,764	20	—	10,233	1,272	11,505

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 20.

(2) Not shown are 219 units started in 1949 in remote areas, 29 of which were completed and expenditures, on which amounted to \$1.3 million.

TABLE 22. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
1929 — 1949.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans <sup>(1)</sup>	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948								
1st Quarter	6	6	18	7	233	620	234	633
2nd Quarter	10	12	23	10	295	759	298	781
3rd Quarter	31	38	60	28	664	1,620	669	1,686
4th Quarter	15	29	44	21	621	1,664	627	1,714
Sub-total	62	85	145	66	1,813	4,663	1,828	4,814
1949								
January	6	7	8	3	151	446	152	457
February	0	—	2	2	58	181	58	182
March	1	2	0	—	43	133	44	135
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
July	11	25	19	8	192	489	200	522
August	12	17	28	10	234	571	238	598
September	15	25	28	11	223	587	226	623
3rd Quarter	38	67	75	29	649	1,647	664	1,743
October	7	10	21	10	208	554	211	574
November	3	2	17	5	214	543	215	550
December	7	17	10	5	232	625	235	647
4th Quarter	17	29	48	20	654	1,722	661	1,771
Sub-total	86	148	162	73	1,958	5,158	1,989	5,379
Total, May, 1929— Dec., 1949	—	—	—	—	—	—	33,989	73,571

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.



TABLE 23.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — 1949.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
					Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 <sup>(1)</sup>	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948								
1st Quarter	56	77	56	44	4,147	3,788	4,259	3,908
2nd Quarter	106	134	157	150	9,196	8,044	9,459	8,329
3rd Quarter	80	108	139	116	9,581	10,292	9,800	10,516
4th Quarter	86	129	172	124	6,655	6,325	6,913	6,578
Sub-total	328	448	524	434	29,579	28,449	30,431	29,331
1949								
January	9	10	26	21	1,493	1,507	1,528	1,538
February	10	16	22	16	1,445	1,421	1,477	1,453
March	13	23	54	46	3,254	3,143	3,321	3,212
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203
April	33	46	52	46	5,385	4,823	5,470	4,915
May	42	73	103	98	3,496	3,269	3,641	3,440
June	69	115	128	121	3,305	3,111	3,502	3,347
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
July	63	92	98	89	3,695	3,786	3,856	3,967
August	36 <sup>(2)</sup>	42	60	58	6,446	7,824	6,542 <sup>(2)</sup>	7,924
September	31	43	74	63	4,847	5,474	4,952	5,580
3rd Quarter	130 <sup>(2)</sup>	177	232	210	14,988	17,084	15,350 <sup>(2)</sup>	17,471
October	57	73	107	88	5,122	5,259	5,286	5,420
November	47	67	107	85	3,278	3,195	3,432	3,347
December	24	37	73	61	1,681	1,647	1,778	1,744
4th Quarter	128	177	287	234	10,081	10,101	10,496	10,511
Sub-total	434	637	904	791	43,447	44,459	44,785	45,887
Total, March, 1945 —Dec., 1949	1,756	2,240	2,473	1,940	110,374	102,461	114,603	106,640

(1) Covers period March 1 December 31.

(2) Revised.

TABLE 24.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,  
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,  
BY TYPE OF UNIT, CANADA, 1947—1949.

As at End of Month	Units in New Structures						Home Conversion Plan				All Units	
	Single Units		Multiple Units		Total							
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947												
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6		
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5		
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5		
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5		
1948												
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4		
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7		
September	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4		
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3		
1949												
January	34,182	.4	1,416	.1	35,598	.3	1,791	.3	37,389	.3		
February	34,613	.6	1,466	—	36,079	.6	1,770	.5	37,849	.6		
March	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7		
April	35,979	.8	1,533	.3	37,512	.8	1,633	1.1	39,145	.8		
May	37,046	.7	1,603	.6	38,649	.7	1,574	2.0	40,223	.7		
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7		
July	37,791	.7	1,697	1.6	39,488	.8	1,513	.4	41,001	.8		
August	37,919	.7	1,725	1.6	39,644	.7	1,477	.9	41,121	.7		
September	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	.7		
October	38,490	.5	1,766	.8	40,256	.5	1,301	1.3	41,557	.6		
November	38,375	.4	1,766	1.1	40,141	.4	1,247	2.2	41,388	.5		
December	38,374	.4	1,768	.3	40,142	.4	1,213	.8	41,355	.4		

TABLE 25.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, (1) NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — DECEMBER, 1949.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1948									
3rd Quarter	1	100	614	9	363	2,799	10	463	3,413
4th Quarter	5	120	748	21	1,405	10,324	26	1,525	11,072
Sub-total	6	220	1,362	30	1,768	13,123	36	1,988	14,485
1949									
January	5	224	1,611	4	158	1,195	9	382	2,806
February	7	330	2,448	4	78	1,572	11	408	3,020
March	11	439	3,349	15	305	2,463	26	744	5,812
1st Quarter	23	993	7,408	23	541	4,230	46	1,534	11,638
April	3	52	345	14	404	2,888	17	456	3,233
May	7	261	1,936	-1	-62	-455	6	199	1,481
June	9	989	7,312	-7	-327	-2,400	2	662	4,912
2nd Quarter	19	1,302	9,593	6	15	33	25	-1,317	9,626
July	7	458	3,235	9	403	3,299	16	861	6,534
August	5	737	4,703	0	30	158	5	767	4,861
September	5	95	591	1	1,121	7,861	6	1,216	8,452
3rd Quarter	17	1,290	8,529	10	1,554	113,18	27	2,844	19,847
October	5	139	1,090	3	84	623	8	223	1,713
November	1	48	285	5	443	2,519	6	491	2,804
December	1	502	3,278	5	809	4,962	6	1,311	8,240
4th Quarter	7	689	4,653	13	1,336	8,104	20	2,025	12,757
Sub-total	66	4,274	30,183	52	3,446	23,685	118	7,720	53,868
Total, July, 1948— December, 1949	72	4,494	31,545	82	5,214	36,808	154	9,708	68,353

(1) Data to October, 1949 revised to show net instead of gross figures. (See p. 105).

TABLE 26.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,<sup>(1)</sup>  
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM RENT  
PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948 — DECEMBER, 1949.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948				
July	4.0	865	8,036	83.86
August	4.0	912	7,320	69.00
September	4.0	904	7,328	79.97
3rd Quarter	4.0	902	7,371	79.85
October	4.0	869	6,779	78.50
November	3.7	844	7,149	81.48
December	3.9	898	7,452	82.55
4th Quarter	3.8	873	7,261	81.71
Sub-total	3.9	879	7,286	81.28
1949				
January	3.8	912	7,345	83.65
February	3.7	952	7,403	85.59
March	4.1	896	7,811	80.12
1st Quarter	3.9	915	7,587	82.46
April	3.7	912	7,089	78.45
May	3.6	917	7,445	84.94
June	4.2	906	7,419	70.23
2nd Quarter	4.0	910	7,309	75.30
July	4.0	924	7,589	73.81
August	4.1	936	6,337	57.09
September	4.1	880	6,951	63.07
3rd Quarter	4.1	908	6,978	64.71
October	3.6	895	7,679	78.52
November	3.8	938	5,711	49.32
December	4.6	957	6,285	58.33
4th Quarter	4.3	945	6,299	58.37
Sub-total	4.1	920	6,978	68.38
Total, July, 1948— December, 1949	4.0	911	7,040	71.02

(1) Data to October, 1949 revised to show net instead of gross figures (see p. 105).

UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — 1949.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 <sup>(1)</sup>	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948												
1st Quarter	12	87	532	0	—	—	—	4	26	13	91	558
2nd Quarter	6	76	547	0	—	—	7	68	671	13	144	1,218
3rd Quarter	1	8	59	0	—	—	4	34	183	5	42	242
4th Quarter	7	82	615	1	40	247	2	6	277	9	128	892
Sub-total	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
1949												
January	3	64	413	5	128	874	0	—	—	5	12°	874
February	3	50	274	5	64	430	6	30	336	8	101	669
March	5	82	540	7	200	1,499	2	12	102	12	230	1,685
1st Quarter	11	196	1,227	17	392	2,803	8	42	438	25	459	3,228
April	2	30	192	4	77	539	1	4	11	5	81	550
May	1	36	290	5	184	1,384	1	14	92	6	198	1,475
June	0	—	—	0	—	—	0	—	—	0	—	—
2nd Quarter	3	66	482	9	261	1,923	2	18	103	11	279	2,025
July	1	144	842	23	421	2,750	6	6	154	29	427	2,904
August	0	—	—	3	114	867	0	—	—	3	114	867
September	0	—	—	3	52	365	0	—	—	3	52	365
3rd Quarter	1	144	842	29	587	3,982	6	6	154	35	593	4,136
October	0	—	—	3	99	604	0	—	—	3	99	604
November	1	15	89	2	30	177	0	—	—	2	30	177
December	2	190	1,512	19	1,132	7,539	0	—	—	20	1,196	8,004
4th Quarter	3	205	1,601	24	1,261	8,320	0	—	—	25	1,325	8,785
Sub-total	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
Total, June, 1947— Dec. 1949	66	1,015	6,665	80	2,541	17,275	36	397	3,635	164	3,431	23,627

(1) Covers period June to December.



TABLE 28.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE

FOOT, CANADA, JUNE, 1947 — DECEMBER, 1949.

Period	Estimated Costs				Floor Area per Housing Unit Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
	Land \$	Construction \$	Equipment and Other \$	Total \$				
1947 <sup>(1)</sup>	207	5,914	753	6,874	969	6.10	4.7	58.06
1948								
1st Quarter	457	5,365	313	6,135	922	5.82	4.6	68.07
2nd Quarter	214	7,407	392	8,013	1,019	7.16	4.8	47.70
3rd Quarter	164	5,291	307	5,762	1,055	5.02	4.3	67.68
4th Quarter	237	6,317	416	6,970	956	6.61	4.6	71.78
Annual Average	270	6,404	373	7,047	981	6.44	4.6	61.96
1949								
January	298	5,915	614	6,827	861	6.87	3.6	85.35
February	343	5,960	320	6,623	974	6.12	4.6	76.01
March	451	6,403	473	7,327	976	6.56	3.9	85.30
1st Quarter	385	6,169	479	7,033	944	6.54	4.0	83.27
April	371	5,746	669	6,786	889	6.23	3.8	75.95
May	413	6,332	707	7,452	948	6.68	3.8	87.48
June	—	—	—	—	—	—	—	—
2nd Quarter	400	6,162	696	7,258	934	6.58	3.8	84.13
July	367	5,916	518	6,801	1,013	5.84	4.7	76.47
August	530	6,159	916	7,605	984	7.73	4.7	63.09
September	470	5,978	569	7,017	906	7.75	3.7	82.21
3rd Quarter	408	5,968	599	6,975	998	6.98	4.6	74.39
October	139	5,143	811	6,093	841	6.12	3.5	72.44
November	240	5,172	493	5,905	889	5.82	4.0	53.23
December	392	5,877	423	6,692	930	6.32	3.8	72.69
4th Quarter	370	5,806	454	6,630	922	6.29	3.8	72.22
Annual Average	384	5,942	516	6,842	937	6.35	4.0	75.87
Average, June, 1947— December, 1949	352	6,009	525	6,886	945	6.36	4.2	72.30

TABLE 23. NUMBER OF HOUSING UNITS BUILT FOR WHICH FINANCIAL ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — JANUARY, 1950.

Period	Veterans' Land Act, 1942	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1048	Rental Housing Projects	Armed Service Married Quarters <sup>(1)</sup>	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945 <sup>(2)</sup>	2,657	6,923	—	—	—	—	—	1,000	238	—	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947	1,213	7,282	17	5,748	9,132	542	812	1,496	1,220	2,447	29,909
1948											
1st Quarter	118	520	—	1,180	503	64	369	363	278	—	3,395
2nd Quarter	282	3,565	—	2,654	850	222	447	50	124	139	8,333
3rd Quarter	480	3,720	—	1,614	971	509	755	153	270	—	8,472
4th Quarter	346	516	—	872	896	884	429	18	56	220	4,237
Sub-total	1,226	8,321	—	6,320	3,220	1,679	2,000	584	728	359	24,437
1949											
January	38	220	—	447	126	676	—	6	—	—	1,513
February	41	—	—	16	115	40	—	—	—	—	218
March	30	320	—	96	104	189	—	95	—	—	834
1st Quarter	109	540	—	559	345	905	—	101	—	—	2,559
April	42	159	—	194	74	204	—	—	5	—	618
May	45	—	—	409	65	201	—	—	196	—	916
June	54	881	—	316	42	284	—	32	42	—	1,660
2nd Quarter	141	1,040	—	919	190	689	—	32	243	—	3,254
July	29	495	—	284	72	235	1,128	—	41	—	2,284
August	68	1,423	—	296	34	205	1,885	—	35	—	3,946
September	51	561	—	331	15	73	329	—	28	—	1,388
3rd Quarter	148	2,479	—	911	121	513	3,342	—	104	—	7,618
October	24	335	—	244	26	247	283	—	7	—	1,166
November	19	24	—	157	16	187	12	—	16	—	431
December	—	—	—	173	12	—	295	—	7	—	192
4th Quarter	43	359	—	574	54	434	—	—	30	—	1,789
Sub-total	441	4,418	—	2,963	710	2,541	3,637	133	377	—	15,220
1950											
January	6	125	—	31	6	—	—	—	303	—	471
Total, Aug. 23, 1945 — January, 1950	7,246	32,279	3,332	18,300	20,284	4,762	6,449	4,248	4,111	5,632	106,643

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.  
 (2) Covers period Aug. 23 — December 31.

TABLE 30.— OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO,  
NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED, AND  
AMOUNT OF LOANS ADVANCED,  
MAY, 1948 — JANUARY, 1950.

Period	Number of Loans and Housing Units Approved	Amount of Loans Approved \$000	Amount of Loans Advanced \$000
1948			
May-June.....	597	623	90
July.....	330	343	202
August.....	404	421	226
September.....	495	527	334
3rd Quarter.....	1,229	1,292	763
October.....	564	608	449
November.....	534	587	431
December.....	744	819	667
4th Quarter.....	1,842	2,015	1,548
Sub-total.....	3,668	3,929	2,401
1949			
January.....	536	603	607
February.....	588	705	602
March.....	681	705	712
1st Quarter.....	1,805	2,013	1,921
April.....	563	638	701
May.....	742	861	836
June.....	862	994	864
2nd Quarter.....	2,167	2,493	2,401
July.....	638	737	858
August.....	1,049	1,310	997
September.....	1,338	1,198	1,093
3rd Quarter.....	3,025	3,245	2,948
October.....	1,111	1,040	1,390
November.....	1,430	1,650	1,362
December.....	1,151	1,323	1,487
4th Quarter.....	3,692	4,013	4,239
Sub-total.....	10,689	11,764	11,509
1950—January.....	694	795	1,196
Total, May, 1948— January, 1950.....	15,051	16,488	15,106

TABLE 31.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,<sup>(1)</sup> NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — JANUARY, 1950.

Period	Loans Approved		Provincial Commitment		Number of Housing Units
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—October, 1949	1,718	8,908	2,751	1,599	1,989
November, 1949	259	1,473	444	1,714	296
December, 1949	198	1,165	359	1,813	242
January, 1950	174	963	320	1,839	200
Total, January, 1948— January, 1950	2,349	12,509	3,874	1,649	2,727

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*.

# SECTION 4

## REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

TABLE 32. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — 1949.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate				Farms			Total	
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans \$000	Number of Loans		Amount of Loans \$000
	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Amount of Loans \$000							
1947	19,603	25,582	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134	
1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304	
1949															
January	1,830	2,729	12,104	1,278	1,925	5,126	66	2,087	100	2,374	85	423	3,359	22,114	
February	1,605	2,152	10,161	1,488	2,455	6,207	102	3,617	109	2,060	87	460	3,391	22,505	
March	2,227	3,219	15,690	1,978	3,054	8,170	84	2,201	171	4,684	108	552	4,568	31,297	
1st Quarter	5,662	8,100	37,955	4,744	7,434	19,503	252	7,905	380	9,118	280	1,435	11,318	75,916	
April	2,910	3,853	19,072	2,217	3,644	9,558	106	2,184	133	2,090	180	720	5,546	33,624	
May	2,787	3,662	18,176	2,319	3,272	9,334	88	3,715	149	2,744	149	675	5,483	34,644	
June	3,568	4,311	21,231	2,407	3,731	10,381	86	2,739	128	2,700	136	536	6,325	37,587	
2nd Quarter	9,265	11,826	58,479	6,943	10,647	29,273	280	8,638	401	7,534	465	1,931	17,354	105,855	
July	3,281	3,835	19,744	1,988	2,645	7,653	72	1,504	125	3,664	81	360	5,547	32,925	
August	3,897	4,632	22,953	2,031	2,828	7,801	91	4,106	118	2,682	93	351	6,230	37,893	
September	3,315	4,002	18,977	2,078	3,030	8,126	99	5,297	150	4,844	146	615	5,788	37,859	
3rd Quarter	10,493	12,469	61,674	6,097	8,50	23,580	262	10,907	393	11,190	320	1,326	17,565	108,677	
October	2,837	3,400	16,620	2,050	3,266	8,572	96	5,283	142	2,251	185	777	5,310	33,504	
November	3,515	4,206	22,064	2,132	3,190	8,785	91	2,500	156	9,004	179	790	6,073	43,143	
December	2,435	3,024	15,382	1,583	6,193	7,279	61	1,678	106	1,354	150	657	4,335	26,351	
4th Quarter	8,787	10,630	54,066	5,765	8,970	24,636	248	9,462	404	12,609	514	2,224	15,718	102,998	
Total, 1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446	

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 33 because in two instances one loan covered several single dwellings (see footnotes 1, page 61, and 3, page 62, of Table 33).



TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — 1949.

Period	Life Insurance Companies				Trust Companies				Loan Companies			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000
	Loans		Loans		Loans		Loans		Loans		Loans	
1947	14,336 <sup>(1)</sup>	67,657	1,298	20,443	846	2,907	123	387	2,467	9,664	282	2,736
1948	20,765	107,802	2,086	32,129	1,564	7,412	106	385	3,084	12,564	372	2,857
1949 <sup>(2)</sup>												
January	1,240	6,577	228	3,783	87	455	4	28	231	932	20	142
February	1,010	5,610	144	2,440	136	485	2	4	259	1,161	27	246
March	1,403	7,570	201	4,745	206	1,228	6	19	258	1,115	39	210
1st Quarter	3,653	19,757	573	10,968	429	2,168	12	51	748	3,208	86	598
April	1,962	11,150	171	3,908	145	751	3	8	468	2,078	27	145
May	1,957	10,960	171	4,109	153	743	3	7	369	1,499	27	147
June	2,489	13,708	174	3,067	171	779	7	20	564	2,440	48	370
2nd Quarter	6,408	35,818	516	11,084	469	2,272	13	35	1,401	6,017	102	662
July	2,450	13,968	129	2,408	131	621	9	27	426	1,838	62	437
August	3,008	16,861	140	2,681	171	725	14	45	448	1,886	36	245
September	2,368	12,978	136	2,243	106	428	9	27	470	1,965	63	362
3rd Quarter	7,826	43,807	405	7,332	408	1,774	32	99	1,344	5,689	161	1,044
October	2,055	11,491	132	1,709	226	1,246	3	8	331	1,470	66	502
November	2,609	15,457	149	2,781	208	1,093	13	44	420	1,797	42	325
December	1,760	10,407	184	2,561	96	428	8	21	260	1,054	58	447
4th Quarter	6,424	37,355	465	7,051	530	2,767	24	73	1,011	4,321	166	1,273
Total, 1949	24,311	136,737	1,959	36,435	1,836	8,982	81	258	4,504	19,235	515	3,577

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) Revised.

TABLE 33. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — 1949. — *Continued.*

Period	Fraternal Societies <sup>(1)</sup>				Fire Insurance Companies				All Lending Institutions <sup>(2)</sup>			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000
1947	102	519	134	1,242	2	30	13	137	17,573 <sup>(3)</sup>	80,776	1,850	25,366
1948	362	2,034	242	2,628	3	23	12	209	25,778	129,835	2,818	38,699
1949 <sup>(4)</sup>												
January	8	43	9	91	2	6	1	5	1,568	8,013	262	4,091
February	14	77	10	95	1	4	2	25	1,420	7,337	185	2,824
March	86	533	27	204	1	14	0	—	1,954	10,460	273	5,230
1st Quarter	108	653	46	390	4	24	3	30	4,942	25,810	720	12,145
April	105	684	27	314	1	6	1	12	2,681	14,668	229	4,403
May	87	497	18	148	0	—	2	54	2,566	13,700	221	4,475
June	74	426	36	315	1	4	4	42	3,299	17,357	269	3,875
2nd Quarter	266	1,607	81	777	2	10	7	108	8,546	45,725	719	12,753
July	37	215	11	78	24	83	2	20	3,068	16,725	213	3,019
August	57	275	22	154	1	7	0	—	3,685	19,755	212	3,199
September	82	415	80	512	1	4	0	—	3,027	15,791	288	3,186
3rd Quarter	176	905	113	744	26	95	2	20	9,780	52,271	713	9,404
October	17	124	3	25	2	22	2	16	2,631	14,352	206	2,269
November	38	179	30	235	4	32	2	26	3,279	18,559	236	3,505
December	53	299	11	84	0	—	5	50	2,169	12,188	266	3,197
4th Quarter	108	602	44	344	6	54	9	92	8,079	45,099	708	8,971
Total, 1949	658	3,768	284	2,255	38	183	21	250	31,347	168,905	2,860	43,273

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 32.

(3) Includes one loan approved for 2 single units and one for 21 single units.

(4) Revised.

TABLE 34.— LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY  
CHARTERED BANKS, CANADA, 1939 — 1949.  
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and Other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8
1948	103.6	265.2	341.8	1,390.1	2,100.7	4.9
1949	113.3	374.5	394.5	1,526.1	2,408.4	4.7

SECTION 5  
BUILDING MATERIALS

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,  
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC  
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING  
LUMBER, CANADA, 1939 — 1949.  
(1939 = 100)

Period	Production			Domestic <sup>(1)</sup> Disappearance
	Lumber	Other Construction Materials	Total	
1939.....	100.0	100.0	100.0	100.0
1940.....	116.7	123.0	118.2	120.0
1941.....	124.6	148.0	130.3	143.7
1942.....	124.5	136.1	127.3	134.2
1943.....	110.2	123.1	113.3	118.3
1944.....	114.0	131.4	118.2	127.9
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948				
January.....	103.4	215.3	131.0	199.6
February.....	114.9	208.6	138.0	195.2
March.....	123.8	226.6	149.2	222.6
April.....	106.4	228.8	136.7	229.7
May.....	152.8	222.4	169.8	227.3
June.....	183.3	243.5	183.7	238.5
July.....	188.0	221.5	195.9	214.1
August.....	177.7	246.0	194.3	229.7
September.....	158.8	263.0	184.5	257.3
October.....	124.5	270.6	160.7	251.8
November.....	87.7	257.5	129.9	254.3
December.....	89.5	231.6	124.7	209.2
Annual Average	134.2	236.3	158.2	227.4
1949 <sup>(2)</sup>				
January.....	102.3	235.1	135.2	209.9
February.....	110.5	214.2	168.3	204.1
March.....	134.2	258.5	164.9	255.7
April.....	100.0	237.2	134.0	252.4
May.....	166.2	253.3	187.6	266.6
June.....	209.5	271.2	224.5	272.0
July.....	183.0	228.7	194.0	236.2
August.....	174.4	272.0	198.4	276.8
September.....	146.3	280.2	179.4	282.4
October.....	117.0	296.8	161.6	340.0
November.....	97.8	284.1	143.9	333.7
December.....	93.2	244.5	130.8	284.9
Annual Average	136.2	256.3	168.6	267.9

(1) Excludes lumber (see p. 106).

(2) Preliminary.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1949.  
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber <sup>(1)</sup>	Hardwood Flooring <sup>(2)</sup>	Wood Fibre Insulating Board	Building Brick <sup>(3)</sup>	Flue Linings <sup>(4)</sup>	Vitrified Sewer Pipe <sup>(4)</sup>	Structural Tile <sup>(3)</sup>
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1939	3,976.9	—	98.1	165.0	—	—	86.1
1940	4,629.1	—	130.8	191.2	—	—	105.1
1941	4,941.1	—	169.4	208.9	—	—	117.5
1942	4,935.1	—	154.7	169.3	—	—	109.9
1943	4,363.6	—	159.4	138.7	—	—	84.5
1944	4,512.2	—	153.8	154.8	—	—	87.8
1945	4,514.2	—	164.7	190.9	—	—	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947	5,877.9 <sup>(5)</sup>	52,250 <sup>(5)</sup>	203.1	292.2	1,025.0	3,959.1	150.2
1948							
1st Quarter	1,198.0 <sup>(5)</sup>	15,583	49.8	57.2	300.2	1,171.7	30.4
2nd Quarter	1,528.0 <sup>(5)</sup>	15,957	54.4	78.5	274.6	1,171.9	40.6
3rd Quarter	1,797.9 <sup>(5)</sup>	16,557	57.2	92.9	325.9	1,295.4	44.4
4th Quarter	1,069.1 <sup>(5)</sup>	17,910	59.3	88.1	296.9	1,427.7	41.9
Total, 1948	5,593.0 <sup>(5)</sup>	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	338.3 <sup>(5)</sup>	5,759	20.2	23.9	105.6	407.7	13.8
February	365.1 <sup>(5)</sup>	6,394	20.1	20.9	85.7	431.5	12.0
March	443.5 <sup>(5)</sup>	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,146.9 <sup>(5)</sup>	19,381	63.3	68.0	308.2	1,225.4	39.9
April	330.4 <sup>(5)</sup>	6,580	22.5	24.2	94.7	360.3	10.3
May	549.5 <sup>(5)</sup>	6,300	20.8	29.6	92.7	382.9	13.6
June	692.7 <sup>(5)</sup>	6,270	21.1	30.6	86.2	413.0	14.1
2nd Quarter	1,572.6 <sup>(5)</sup>	19,150	64.4	84.4	273.6	1,156.2	38.0
July	605.0 <sup>(5)</sup>	5,406	12.2	31.3	74.4	342.4	17.7
August	576.5 <sup>(5)</sup>	6,401	13.9	31.5	120.2	304.7	16.8
September	483.5 <sup>(5)</sup>	6,207	14.9	31.6	76.1	328.3	15.1
3rd Quarter	1,665.0 <sup>(5)</sup>	18,014	41.0	94.4	270.7	975.4	49.6
October	386.7	7,855	18.3	32.3	101.5	329.7	15.8
November	323.4	7,680	19.3	31.2	150.6	320.7	15.8
December	308.1	7,420	17.2	27.7	108.4	355.6	13.9
4th Quarter	1,018.2	22,955	54.8	91.2	360.5	1,006.0	45.5
Total, 1949	5,402.7	79,500	223.5	338.0	1,213.0	4,363.0	173.0

(1) Data for 1949 are estimated.

(2) Data for the period 1939–1945 are not available (see p. 107).

(3) Data for the period 1939–1944 are factory sales. Data on production of building brick for the period 1949 are estimated (see p. 107).

(4) Data for the period 1939–1945 are not available.

(5) Revised.



TABLE 36.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1949.— *Continued.*  
(In Units Specified)

Period	Iron and Steel Products					Rock Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe, Tubes and Fittings <sup>(1)</sup>	Structural Steel <sup>(2)</sup>	Wire Nails and Spikes	Batts <sup>(3)</sup>	Granul- ated and Loose <sup>(3)</sup>
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1939	16.5	33.1	90.5	—	66.5	9.1	1.8
1940	23.7	39.4	128.0	—	73.3	20.3	1.9
1941	26.4	48.2	158.1	—	82.6	32.8	2.0
1942	20.7	50.0	138.6	136.3	74.4	44.7	2.7
1943	14.2	27.8	112.2	104.5	73.6	73.6	3.9
1944	15.3	28.0	128.3	122.0	64.9	35.1	4.5
1945	20.8	45.9	139.3 <sup>(4)</sup>	150.2	70.0	34.4 <sup>(4)</sup>	5.4 <sup>(4)</sup>
1946	25.1 <sup>(4)</sup>	65.2	123.1	115.5	58.9 <sup>(4)</sup>	54.8	10.1
1947	32.5 <sup>(4)</sup>	77.7	120.2	161.2	77.4	82.3 <sup>(4)</sup>	9.8 <sup>(4)</sup>
1948							
1st Quarter	10.4 <sup>(4)</sup>	23.8 <sup>(4)</sup>	38.7	46.7	19.9 <sup>(4)</sup>	15.3	2.1 <sup>(4)</sup>
2nd Quarter	10.9 <sup>(4)</sup>	22.2 <sup>(4)</sup>	31.5	43.4	22.0 <sup>(4)</sup>	18.0	2.2 <sup>(4)</sup>
3rd Quarter	11.2 <sup>(4)</sup>	22.1 <sup>(4)</sup>	30.2	42.7	22.2 <sup>(4)</sup>	23.8	2.3 <sup>(4)</sup>
4th Quarter	14.2 <sup>(4)</sup>	25.3 <sup>(4)</sup>	33.1	40.1	22.7 <sup>(4)</sup>	36.3 <sup>(4)</sup>	3.5 <sup>(4)</sup>
Total, 1948	45.7 <sup>(4)</sup>	93.4 <sup>(4)</sup>	133.5	172.9	86.8 <sup>(4)</sup>	93.4 <sup>(4)</sup>	10.1 <sup>(4)</sup>
1949							
January	4.6	8.1	15.2	17.2	7.2	13.6	1.2
February	3.8	8.4	13.9	10.4	6.5	9.7	.9
March	4.0	9.3	18.6	18.2	7.5	5.7	.8
1st Quarter	12.4	25.8	47.7	45.8	21.2	29.0	2.9
April	3.0	7.5	16.0	15.3	7.7	6.2	.9 <sup>(4)</sup>
May	2.9 <sup>(4)</sup>	7.9	16.0	9.2	8.1	8.7	1.0
June	2.5 <sup>(4)</sup>	7.5	20.5	17.0	8.2	9.4	1.3
2nd Quarter	8.4 <sup>(4)</sup>	22.9	52.5	41.5	24.0	24.3	3.2 <sup>(4)</sup>
July	2.3 <sup>(4)</sup>	3.4	13.2	15.9	4.4	10.2	1.1
August	3.4 <sup>(4)</sup>	7.7	14.4	13.8	7.5	14.3	1.5
September	4.5 <sup>(4)</sup>	8.0	15.4	14.3	8.3	14.7	1.7
3rd Quarter	10.1 <sup>(4)</sup>	19.1	43.0	44.0	20.2	39.2	4.3
October	4.6	8.0	12.1	19.2	7.9	17.3	1.6
November	5.5	8.3	16.5	13.5	8.4	14.8	1.4
December	4.4	7.3	14.2	16.2	8.0	11.8	1.3
4th Quarter	14.5	23.6	42.8	48.9	24.3	43.9	4.3
Total, 1949	45.4	91.4	186.0	180.2	89.7	136.4	14.7

(1) Data for the period 1939–1944 exclude tubes.

(2) Data for the period 1939–1941 are not available (see p. 108).

(3) Data for the period 1939–1942 are factory sales.

(4) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1949.— *Continued.*  
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices <sup>(1)</sup>			
	Cement	Concrete Blocks <sup>(1)</sup>	Cement Pipe and Tile <sup>(2)</sup>	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1939	5.7	—	—	—	—	—	—
1940	6.9	—	—	—	—	—	—
1941	8.5	—	—	—	—	—	—
1942	8.6	—	—	—	—	—	—
1943	8.0	—	—	—	—	—	—
1944	7.6	—	—	—	—	—	—
1945	7.8	—	—	—	—	—	—
1946	10.7	31.7 <sup>(3)</sup>	94.8 <sup>(3)</sup>	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8 <sup>(3)</sup>	134.7 <sup>(3)</sup>	2,344.6	2,121.2	5,794.5	67.0
1948							
1st Quarter	3.1	8.7 <sup>(3)</sup>	32.8	798.0	559.1	2,266.7	19.8
2nd Quarter	3.4	13.4 <sup>(3)</sup>	41.9	716.0	602.5	2,317.9	23.4
3rd Quarter	3.8	14.5 <sup>(3)</sup>	51.4	534.5	439.3	2,350.7	15.4
4th Quarter	3.7	13.6 <sup>(3)</sup>	33.2	584.0	601.5	2,255.1	22.5
Total, 1948	14.0	50.2 <sup>(3)</sup>	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2
March	1.3	3.5	8.3	281.8	231.1	884.0	6.9
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
April	1.3	3.8	8.1	226.3	159.1	727.4	4.8
May	1.4	4.6	11.0	166.3	174.3	736.6	3.8
June	1.4	5.0	12.0	166.2	158.4	622.9	4.0
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
July	1.4	4.5	11.0	107.6	79.8	311.7 <sup>(3)</sup>	4.9
August	1.5	4.5	11.3	138.2	175.5	429.5	7.9 <sup>(3)</sup>
September	1.4	4.4	10.3	88.1	104.4	241.1	8.2
3rd Quarter	4.3	13.4	32.6	339.9	359.7	982.3	21.0
October	1.5	4.2	11.0	166.7	185.1	332.4	8.6
November	1.4	4.6	9.9	149.8	159.9	499.2	10.4
December	1.3	3.0	9.3	— <sup>(4)</sup>	— <sup>(4)</sup>	— <sup>(4)</sup>	9.2
4th Quarter	4.2	11.8	30.2	— <sup>(4)</sup>	— <sup>(4)</sup>	— <sup>(4)</sup>	28.2
Total, 1949	16.1	48.2	117.1	— <sup>(4)</sup>	— <sup>(4)</sup>	— <sup>(4)</sup>	87.2

(1) Data for the period 1939–1945 are not available.

(2) Data for the period 1939–1945 are not available. Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

(3) Revised.

(4) Not yet available.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1949.—*Continued.*  
(In Units Specified)

Period	Gypsum Products			Builders' (2) Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath (1)	Gypsum Plaster (2)		Bath Tubs	Sinks (3)	Wash Basins (3)
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons	\$000	Thousands of Units	Thousands of Units	Thousands of Units
1939	78.1	—	69.9	2,541.9	42.4	—	—
1940	114.5	—	69.9	2,691.8	48.7	—	—
1941	154.8	—	80.2	4,281.6	65.3	—	—
1942	164.4	—	51.5	3,778.7	67.0	—	—
1943	192.2	—	39.9	3,749.0 (4)	31.6	—	—
1944	179.2	—	65.6	3,963.4 (4)	48.9	—	—
1945	134.0	59.9	67.1	4,243.8 (4)	56.3	—	—
1946	203.4	75.0 (4)	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9 (4)	81.1	120.7	91.7
1948							
1st Quarter	61.5 (4)	30.3	27.7 (4)	2,248.4 (4)	26.4	35.5	26.1
2nd Quarter	56.1 (4)	38.8	33.3 (4)	2,475.0 (4)	26.0	36.9	26.9
3rd Quarter	58.1	40.9	38.5 (4)	2,182.0 (4)	21.9	29.4	24.1
4th Quarter	62.0	43.9	37.6 (4)	2,513.8 (4)	27.7	37.8	32.5
Total, 1948	237.7 (4)	153.0 (4)	137.1 (4)	9,419.2 (4)	102.1	139.6	109.6
1949							
January	18.1	16.2	10.6	848.0	11.1	12.8	10.0
February	15.9	13.9	10.9	805.5	10.5	13.8	9.1
March	19.9	14.4	12.5	982.0	11.6	19.4	10.1
1st Quarter	53.9	44.5	34.0	2,635.5	33.2	46.0	29.2
April	19.8	13.6	13.8	861.1	11.2	22.9	11.4
May	19.9	14.9	13.5	809.6	11.4	21.2	10.7
June	19.4	15.4	14.9	842.2	11.2	17.0	10.8
2nd Quarter	59.1	43.9	42.2	2,512.9	33.8	61.1	32.9
July	15.7	9.8	13.3	636.0	6.3	8.5	8.3
August	20.1	14.2	14.9	735.7	11.4	11.8	11.8
September	16.6	17.0	16.1	897.2	13.2	13.5	16.4
3rd Quarter	52.4	41.0	44.3	2,268.9	30.9	33.8	36.5
October	21.3	15.9	16.1	846.9	13.8	14.8	13.2
November	20.9	15.9	14.3	857.6	12.4	23.8	13.9
December	20.5	15.8	13.1	674.0	8.4	16.0	14.6
4th Quarter	62.7	47.6	43.5	2,378.5	34.6	54.6	41.7
Total, 1949	228.1	177.0	164.0	9,795.8	132.5	195.5	140.3

(1) Production data for the period 1939-1944 are not available.

(2) Data for 1949 are estimated (see p. 108).

(3) Data for the period 1939-1945 are not available.

(4) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 — 1949.— *Continued.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air <sup>(1)</sup> Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt <sup>(2)</sup> Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1939	25.1	14.5	4,982.6	96.8	23.0	524.1	— <sup>(4)</sup>
1940	29.8	10.0	5,758.3	98.6	24.8	613.2	— <sup>(4)</sup>
1941	31.1	13.0	6,417.1	87.2	87.2	794.7	28.3
1942	27.1	10.2	6,568.9	56.1	22.0	689.9	27.4
1943	23.5	10.7	6,740.9	85.9	11.5	862.0	24.4
1944	25.8	11.7	6,983.9	85.2	16.1	1,106.6	25.0
1945	35.2	13.6 <sup>(3)</sup>	7,179.1	128.8	57.2	1,433.0	29.5
1946	46.6	14.3 <sup>(3)</sup>	8,006.9	138.4	76.6	1,982.6	38.8
1947	54.3	18.1 <sup>(3)</sup>	8,726.7	157.7	121.0 <sup>(3)</sup>	2,085.6	46.7
1948							
1st Quarter	13.7	4.7	2,403.2	53.7 <sup>(3)</sup>	30.5	501.7 *	13.0
2nd Quarter	13.3	4.1	2,159.1	48.3 <sup>(3)</sup>	32.2	518.1	10.2
3rd Quarter	13.4	4.0	1,765.6	36.4	28.5	572.6	11.0
4th Quarter	22.1	5.4	2,257.8	42.2	34.1	451.4	11.2
Total, 1948	62.5	18.2	8,585.7	180.6	146.7 <sup>(3)</sup>	2,043.8	45.4
1949							
January	5.8	1.4	667.7	16.5	9.2	123.3	2.5
February	5.8	1.3	666.3	12.2	8.8	99.5	2.4
March	6.2	1.2	747.9	13.7	9.6	128.9	2.5
1st Quarter	17.8	3.9	2,081.9	42.4	27.6	351.7	7.4
April	4.8	1.0	548.7	15.8	13.3	150.0	3.1
May	5.4	.9	458.8	20.0	14.4	248.0	2.6
June	6.0	.9	458.4	18.2	16.6	288.0	3.0
2nd Quarter	16.2	2.8	1,465.9	54.0	44.3	686.0	8.7
July	3.6	.6	227.1 <sup>(3)</sup>	13.3	10.8	277.0	3.2
August	5.5	1.1	412.1	16.2	10.0	307.9	4.4
September	7.5	1.2	426.4	18.7	14.2	335.4	4.3
3rd Quarter	16.6	2.9	1,065.6 <sup>(3)</sup>	48.2	35.0	920.3	11.9
October	7.8	1.7	471.8	20.7	11.3	287.2	4.5
November	9.4	1.6	557.8	20.9	22.4	197.2	4.6
December	7.1	1.7	759.8	11.6	14.9	88.6	2.8
4th Quarter	24.3	5.0	1,789.4	53.2	48.6	573.0	11.9
Total, 1949	74.9	14.6	6,402.8	197.8	155.5	2,531.0	39.9

(1) Data for 1949 estimated (see p. 109).

(2) Includes siding.

(3) Revised.

(4) Not available.

TABLE 37. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — 1949.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, Tubes and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
January	.5	1.2	16.6	21.4	75.9	24.2	1.5	1.5	9.3	8.7	7.3	4.0
February	.6	1.6	17.2	22.6	90.0	29.7	3.2	1.2	10.8	10.1	6.5	2.3
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	11.7	10.4	8.0	2.2
April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9	13.1	9.5	5.2	4.2
May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8	10.2	7.9	8.2	2.6
June	1.5	1.1	28.3	19.8	97.2	23.8	3.4	1.9	9.1	9.2	8.8	1.8
July	1.4	.7	29.4	21.3	116.0	14.7	3.3	1.6	8.0	7.3	7.1	1.2
August	1.4	.6	28.3	22.3	115.1	16.0	3.6	1.7	8.6	8.8	6.8	2.1
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	11.3	10.2	8.1	1.8
October	1.4	.4	39.3	20.7	89.4	10.5	4.0	2.0	12.3	7.8	8.1	1.7
November	1.3	.3	30.0	19.4	115.8	10.7	4.6	2.3	11.6	8.8	7.5	1.5
December	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9	11.9	7.5	5.2	3.4
1949												
January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	8.5	2.1
February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	6.6	2.0
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	6.2	17.2	6.0	7.3	2.4
May	1.5	.9	27.9	22.5	104.9	26.1	2.7	6.4	18.6	3.4	8.8	1.7
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	.7
July	1.5	.6	29.0	26.0	80.7	14.3	3.0	4.6	15.2	4.5	5.4	1.1
August	1.7	.4	30.2	26.1	119.4	15.1	3.6	4.2	14.5	5.5	6.9	2.9
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
October	1.5	.3	30.7	25.0	95.3	20.1	4.4	3.5	14.5	—(1)	8.2	4.7
November	1.3	.7	28.6	29.5	137.6	33.1	4.8	3.8	16.7	—(1)	8.2	3.9
December	.8	.8	23.9	30.1	99.1	35.9	3.2	6.0	15.2	—(1)	4.3	—(1)

(1) Not yet available.



TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — 1949. — *Continued.*  
(In Units Specified)

Period	Bath Tubs			Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units			Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month		Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948													
January	7.5	1.1		11.5	4.9	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	9.1	1.0		11.0	5.6	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	9.4	1.3		12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
April	10.0	1.2		13.3	7.0	21.5	2.1	12.1	.6	12.5	.7	5.9	.7
May	7.9	1.3		11.9	6.2	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.5	1.5		12.2	6.7	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
July	7.1	1.7		10.0	6.4	19.5	1.5	11.5	.4	14.5	.7	6.0	.5
August	6.4	1.2		8.5	5.3	18.4	1.3	15.2	1.3	14.6	.7	8.4	.4
September	8.3	1.5		11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
October	8.5	1.7		12.8	6.7	21.9	1.7	14.0	1.3	17.4	1.2	12.5	.9
November	10.3	1.7		13.6	6.9	19.9	1.2	15.4	1.9	15.2	1.0	11.2	.8
December	9.5	.6		14.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949													
January	10.1	1.6		12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0		13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1		18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
April	10.6	7.9		22.4	11.6	19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
May	10.7	6.7		16.1	15.0	20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
June	9.9	2.2		16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
July	6.7	1.8		18.3	5.8	15.4	1.7	9.9	.7	15.4	1.1	10.5	.9
August	10.3	3.6		10.6	14.1	19.9	1.8	13.6	1.2	17.2	1.2	13.5	2.0
September	13.8	2.3		13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
October	13.7	2.4		15.2	7.3	21.1	1.4	15.7	1.4	18.5	1.2	17.2	2.1
November	12.1	2.6		17.4	13.8	20.3	1.9	16.4	.9	16.7	1.1	15.1	1.9
December	9.5	1.2		12.0	12.1	21.2	1.2	15.9	.7	15.5	.9	11.6	2.0

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — 1949.— *Continued.*  
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0(1)	5.1	7.6
April	269.1	30.5	804.4	143.5	5.7	2.5	1.3	0(1)	16.9	.3	6.6	6.8
May	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0(1)	13.2	.3	7.4	5.7
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8
July	144.4	13.1	492.5	247.0	2.8	3.7	.9	0(1)	8.8	.3	4.9	7.5
August	172.2	24.1	805.8	184.5	7.1	2.1	1.4	0(1)	7.4	.2	6.0	9.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0(1)	13.5	.4	7.0	9.1
October	186.6	29.6	813.0	259.5	6.2	.9	1.6	0(1)	11.7	.3	6.6	9.9
November	188.8	44.9	748.9	204.7	8.3	.4	2.0	0(1)	15.3	.8	6.4	12.8
December	174.0	54.7	896.4	134.8	8.4	.8	1.7	0(1)	11.8	.2	6.7	12.1
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.3	13.7	.3	10.9	14.8
April	182.7	172.7	687.2	175.7	2.0	6.6	.5	1.3	15.6	.4	11.6	16.2
May	155.2	290.9	621.3	351.3	3.2	5.8	.6	1.5	20.0	.3	16.5	14.6
June	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
July	127.0	211.0	473.6	352.8	6.2	2.8	.7	1.6	14.7	.7	12.7	14.3
August	235.7	121.7	384.6	294.2	8.6	1.9	1.8	1.4	14.4	2.4	10.1	14.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
October	159.4	40.1	376.5	98.2	8.5	.8	1.8	.8	22.1	.5	14.3	10.3
November	209.7	58.2	503.6	83.6	10.2	1.4	2.1	.4	19.6	1.3	20.0	18.5
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1

(1) Figures less than 50 units

TABLE 36.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1937—1949.  
(In Units Specified)

Period	Building Brick	Wire Nails	Cement	Gypsum Plaster	Building Board and Lath	Bath Tubs	Paints, Pigments and Varnishes	Glass
	Millions of Bricks	Tons	Thousands of Barrels of 350 lbs.	Thousands of Tons	Millions of Sq. Ft. ½" Basis	\$000	\$000	Millions of Sq. Ft.
1939	.7	306	16.7	1.5	13.1	74	14,723	48.8
1940	.5	40	13.2	1.3	14.1	56	16,506	47.0
1941	.4	229	12.0	1.5	9.5	2	7,695	43.3
1942	.5	1,194	26.3	1.4	5.1	0	6,420	44.1
1943	.4	547	18.6	1.2	3.3	1	6,281	36.1
1944	1.4	152	14.0	1.6	9.9	7	7,465	45.3
1945	1.4 <sup>(1)</sup>	71	32.7	2.9	12.1	0	8,660	39.8
1946	1.1 <sup>(1)</sup>	680	350.1	7.6	18.7	206	9,436	43.7
1947	8.9 <sup>(1)</sup>	4,146	1,248.6	10.1	39.9	1,044	13,441	70.2
1948	8.3 <sup>(1)</sup>	6,315	1,120.7	10.0	18.3	231	14,276	96.3
1949								
January	.9	534	8.1	.4	4.4	6	1,121	5.3 <sup>(1)</sup>
February	.7	610	4.2	.4	8.4	44	1,005	4.0 <sup>(1)</sup>
March	.8	951	48.9	.3	22.7	70	1,082	4.7
1st Quarter	2.4	2,095	61.2	1.1	35.5	120	3,208	14.0 <sup>(1)</sup>
April	1.0	724	110.7	.6	15.5	80	1,013 <sup>(1)</sup>	6.4
May	.9	1,709	232.0	.4	6.1	32	1,126	6.0
June	1.9	2,818	292.9	.7 <sup>(1)</sup>	4.1	23	1,171	5.0
2nd Quarter	3.8	5,251	635.6	1.7 <sup>(1)</sup>	25.7	135	3,310 <sup>(1)</sup>	17.4
July	2.3	1,899	203.2	1.0	3.2	57	887	4.5
August	2.6	1,607	288.3	.8 <sup>(1)</sup>	5.1	67	913	5.7
September	4.5	1,478	430.1	.7	6.3	23	1,155	5.1
3rd Quarter	9.4	4,984	921.6	2.5 <sup>(1)</sup>	14.6	147	2,955	15.3
October	3.1	610	360.8	.9	7.2	35	1,495	5.8
November	2.1	205	274.2	1.9	8.4	25	1,636	7.2
December	1.0	160	30.6	.6	4.1	31	1,262	4.9
4th Quarter	6.2	975	665.6	3.4	19.7	91	4,394	17.9
Total, 1949	21.9	13,305	2,284.0	8.7	95.5	493	13,867	64.6

(1) Revised.

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939 — 1949.  
(In Units Specified)

Period	Lumber	Wood Shingles	Building Brick	Cast Iron Soil Pipe	Steel Pipe and Tubing	Wire Nails and Spikes	Cement <sup>(2)</sup>	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Thousands of Squares	Millions of Bricks	Tons	Tons	Tons	Thousands of Barrels of 350 lbs.	Millions of Sq. Ft. 1/2" Basis	\$000
1939	2,202.0	2,935	1.3	(1)	(1)	8,053.7	156.6	44.6	1,560
1940	2,545.8	2,811	1.8	749	(1)	8,271.6	300.0	72.9	2,325
1941	2,297.3	3,292	1.9	1,966	(1)	10,656.2	310.9	85.3	2,260
1942	2,179.0	2,694	1.4	1,802	(1)	1,457.2	273.9	52.3	1,903
1943	1,740.6	1,450	1.7	95	(1)	869.0	172.6	33.4	1,867
1944	1,881.9	1,475	2.0	670	(1)	1,335.4	210.4	34.5	2,534
1945	2,000.5	1,651	3.7	506	(1)	813.6	281.9	45.3	3,973
1946	2,083.3	1,775	6.1	157	3,158	1,270.5	114.4	36.1	4,407
1947	2,735.0	2,051	4.2	207	184	31.9	88.0	51.1	7,346
1948	2,467.7	2,353	4.9	658	2,812	1,854.1	73.0	40.2	6,235
1949									
January	141.5	93	.2	12	921	421.3	.7	.3	424
February	133.5	100	.2	22	1,548	.5	1.2	.3	260
March	148.2	176	.3	124	2,852	40.2	.1	.3	351
1st Quarter	423.0	369	.7	158	5,321	462.0	2.0	.9	1,035
April	146.4	174	.1	144	3,119	.2	.3	4.2	360
May	167.3	172	.6	162	1,908	.0	4.5	4.9	254
June	160.5	157	.5	59	2,135	31.2	3.9	4.3	362
2nd Quarter	474.2	503	1.2	365	7,162	31.4	8.7	13.4	976
July	169.8	147	.7	4	1,173	.6	.3	4.9	348
August	178.0	176	.5	108	859	.4	7.9	5.3	200
September	212.6	217	.5	92	359	.3	.3	2.8	265
3rd Quarter	560.4	540	1.7	204	2,391	1.3	8.5	13.0	813
October	269.5	244	.4	60	159	.0	.0	.6	277
November	243.5	245	.3	148	59	.1	.0	1.0	231
December	218.1	250	.0	63	1,714	.0	.0	1.5	272
4th Quarter	731.1	739	.7	271	1,932	.1	.0	3.1	780
Total, 1949	2,188.7	2,121	4.3	998	16,806	494.8	19.2	30.4	3,604

(1) Not available.

TABLE 40.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1939 — 1949.  
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1939	3,053.9	2,403.3	284.2	158.4	547.5	28.6	6,475.9
1940	4,549.1	4,272.0	348.1	204.8	746.5	36.5	10,157.1
1941	5,551.9	3,880.0	420.4	231.1	798.0	35.0	10,916.4
1942	5,876.3	3,963.1	445.8	245.0	995.0	64.8	11,590.1
1943	5,323.6	3,713.4	450.5	226.9	825.2	47.1	10,596.7
1944	5,520.9	3,681.5	433.2	225.7	729.1	35.9	10,626.4
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	648.2	800.5	57.5	39.1	140.5	7.2	1,693.0
3rd Quarter	1,904.3	2,430.0	165.0	122.5	425.1	24.5	5,071.4
October	615.4	760.0	57.3	40.7	135.6	8.0	1,617.1
November	569.9	561.7	55.5	38.0	140.3	8.5	1,373.9
December	456.8	305.5	47.4	30.6	83.8	5.1	929.2
4th Quarter	1,642.1	1,627.2	160.2	109.3	359.7	21.6	3,920.2
Total, 1948	6,608.9	6,238.1	621.2	425.2	1,515.5	79.8	15,488.8
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	477.4	205.9	53.0	24.2	175.4	4.4	940.3
1st Quarter	1,225.7	514.4	142.9	78.3	368.3	11.6	2,341.2
April	406.8	347.8	54.2	29.5	193.2	5.1	1,036.6
May	451.8	531.4	54.4	35.1	162.5	7.5	1,242.7
June	514.4	700.3	59.4	34.4	169.3	9.0	1,486.8
2nd Quarter	1,373.0	1,579.5	168.0	99.0	525.0	21.6	3,766.1
July	495.4	696.4	48.2	32.0	162.6	8.2	1,442.8
August	526.3	744.1	56.0	32.7	171.7	9.0	1,539.8
September	480.2	654.6	56.1	32.9	164.5	7.5	1,395.8 <sup>(1)</sup>
3rd Quarter	1,501.9	2,095.1	160.3	97.6	498.8	24.7	4,378.4 <sup>(1)</sup>
October	531.8	504.0	57.9	31.8	157.5	7.9	1,290.9
November	507.4	445.4	56.9	30.0	161.4	4.9	1,205.0
December	—	—	—	—	—	—	1,456.4 <sup>(2)</sup>
4th Quarter	—	—	—	—	—	—	3,952.3 <sup>(2)</sup>
Total, 1949	—	—	—	—	—	—	14,437.9 <sup>(2)</sup>

(1) Revised.

(2) Preliminary estimate. Detailed data not yet available.



TABLE 41.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA, <sup>(1)</sup> 1946 — 1949.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946 Annual Average	84,203	2,704	32.11
1947 Annual Average	97,787	3,539	36.09
1948—March	100,701	4,023	39.95
June	105,904	4,119	38.89
September	110,432	4,451	40.30
December	102,542	4,179	40.76
Annual Average	104,916	4,165	39.69
1949—January	102,011	4,149	40.67
February	103,606	4,091	39.48
March	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June	110,806	4,688	42.31
July	114,370	4,987	43.62
August	115,056	4,988	43.35
September	115,589	5,090	44.03
October	114,667	5,110	44.57
November	113,332	5,099	44.99
December	109,367	4,956	45.32
Annual Average	109,401	4,726	43.32

(1) As reported by employers with 15 or more employees.

TABLE 42.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945 — 1949.  
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Electrical Equipment	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1945									
Construction	4,081	345	330	208	379	26	277	553	6,199
Machinery and Equipment	2,339	376	58	354	343	68	824	238	4,600
Total	6,420	721	388	562	722	94	1,101	791	10,799
1946									
Construction	2,971	1,468	351	178	676	57	484	1,399	7,584
Machinery and Equipment	3,101	1,222	435	497	1,196	105	785	1,028	8,369
Total	6,072	2,690	786	675	1,872	162	1,269	2,427	15,953
1947									
Construction	4,011	2,134	173	391	444	122	1,128	943	9,346
Machinery and Equipment	8,811	3,290	417	1,294	1,361	183	2,007	1,057	18,420
Total	12,822	5,424	590	1,685	1,805	305	3,135	2,000	27,766
1948									
Construction	5,474	2,716	1,095	493	247	101	662	1,018	11,806
Machinery and Equipment	11,857	5,516	1,898	1,254	1,520	191	1,457	1,816	25,509
Total	17,531	8,232	2,993	1,747	1,767	292	2,119	2,834	37,315
1949 <sup>(1)</sup>									
Construction	4,392	1,958	1,020	220	444	14	393	727	9,168
Machinery and Equipment	5,568	4,273	2,287	965	3,415	142	758	920	18,328
Total	9,960	6,231	3,307	1,185	3,859	156	1,151	1,647	24,496

(1) Preliminary.

SECTION 6  
BUILDING LABOUR

TABLE 43.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON-  
AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY,  
NOVEMBER, 1945 — OCTOBER, 1949.  
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed		
	Construction Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries
1945—November 17	184	3,268	4,326	13	165	172
1946—February 23	154	3,229	4,312	21	207	213
June 1	241	3,428	4,702	8	123	126
August 31	267	3,543	4,860	9	115	117
November 9	244	3,662	4,733	13	110	115
Annual Average	227	3,465	4,652	13	139	143
1947—March 1	187	3,634	4,565	21	136	141
May 31	254	3,658	4,821	8	89	91
August 16	283	3,709	5,008	8	71	73
November 8	284	3,779	4,847	12	82	87
Annual Average	252	3,695	4,810	12	94	98
1948—February 21	219	3,704	4,669	33	149	156
June 5	295	3,762	4,948	7	80	82
September 4	323	3,795	5,042	8	65	67
November 20	317	3,872	4,858	17	101	106
Annual Average	289	3,783	4,879	16	99	103
1949—March 5	251	3,744	4,700	47	192	199
June 4	350	3,895	5,018	16	101	103
August 20	362	3,920	5,155	15	95	98
October 29	329	4,005	5,053	22	137	147
Annual Average	323	3,891	4,981	25	131	137

TABLE 44.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, <sup>(1)</sup> 1945 — 1949.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non-Agri- cultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947					
Annual Average	88,124	3,322	37.41	306.9	165.0
1948—January	89,706	3,139	35.00	308.7	170.1
February	85,344	3,523	41.28	293.9	166.2
March	82,758	3,489	42.16	284.9	165.8
April	84,828	3,315	39.08	290.7	163.8
May	89,385	3,695	41.34	305.8	163.7
June	98,223	3,932	40.03	334.9	168.8
July	105,709	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	42.72	383.9	177.2
October	114,757	5,053	44.03	387.1	178.5
November	118,425	5,260	44.42	395.3	178.8
December	116,738	5,135	43.99	387.4	179.4
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—January	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April	99,345	4,470	45.00	325.4	164.7
May	104,561	4,683	44.79	342.0	166.0
June	110,869	4,753	42.87	363.9	170.8
July	119,709	5,176	43.23	398.9	174.6
August	125,880	5,613	44.81	412.9	175.3
September	130,291	5,896	45.27	427.7	177.4
October	130,891	6,041	45.92 <sup>(2)</sup>	429.0 <sup>(2)</sup>	177.5 <sup>(2)</sup>
November	130,792	6,011	45.94	428.0	177.3
December	127,348	5,850	45.82	414.0	177.2
Annual Average	115,065	5,118	44.37	377.6	172.2

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 45.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, <sup>(1)</sup>  
1945 — 1949.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.3	2,867	91.0	35.79
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July	86,385	40.0	3,455	100.0	40.00
August	90,120	40.8	3,675	101.6	41.45
September	92,531	40.9	3,781	103.0	42.13
October	93,349	41.8	3,906	104.1	43.51
November	96,726	41.7	4,037	104.7	43.66
December	94,329	41.1	3,881	105.0	43.16
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April	79,493	40.5	3,221	108.9	44.10
May	84,013	40.4	3,391	108.5	43.83
June	90,382	38.6	3,493	107.0	41.30
July	100,100	39.1	3,914	107.2	41.92
August	103,977	41.1	4,270	106.7	43.85
September	108,155	41.1	4,448	107.8	44.31
October <sup>(3)</sup>	108,380	41.5	4,499	108.2	44.90
November	108,078	41.2	4,490	109.0	44.91
December	103,338	40.9	4,229	109.2	44.66
Annual Average	93,725	40.0	3,764	107.9	43.21

(1) As reported by employers with 15 or more employees

(2) Refers to employees paid by the hour (see p. 111).

(3) Revised.



TABLE 46.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, DECEMBER, 1944 — 1949.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants		
1944	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
December 1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
Annual Average 1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
Annual Average 1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
Annual Average 1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	106	1,029	144	17,337	53	4,811	142	239	95	1,079	34	2,275	574	26,770	181	15,797	755	42,567
January	70	1,167	237	19,669	75	4,422	148	260	149	1,302	46	2,486	725	29,306	193	16,766	918	46,072
February	117	1,045	310	17,455	182	3,312	141	172	99	1,394	85	1,394	934	25,568	546	16,177	1,480	41,745
March	153	798	736	12,768	459	1,863	148	87	99	1,362	183	1,462	1,778	18,340	1,485	11,779	3,263	30,119
April	274	414	866	6,868	598	768	176	66	111	1,068	221	809	2,246	9,993	1,555	6,484	3,801	17,471
May	336	293	840	4,966	391	685	203	41	97	707	165	649	2,032	7,341	1,292	5,351	3,324	12,692
June	288	257	854	4,483	270	798	268	61	139	664	169	558	1,988	6,823	1,256	5,046	3,244	11,869
July	328	200	838	4,911	192	1,003	276	44	186	645	193	534	2,013	7,337	1,680	4,581	3,693	11,918
August	358	199	816	4,729	114	1,221	275	40	213	517	197	567	1,973	7,273	1,877	4,780	3,850	12,053
September	365	245	456	6,080	81	2,105	239	61	223	617	126	819	1,488	9,927	738	6,701	2,226	16,628
October	452	452	291	9,673	34	3,822	99	154	138	815	63	1,404	838	16,320	245	11,176	2,496	27,496
November	66	961	122	17,693	27	5,221	40	287	111	1,161	62	2,522	428	27,845	233	17,130	1,083	44,975
December																		
Annual Average	223	588	542	10,553	206	2,503	181	126	138	944	128	1,289	1,418	16,070	940	10,147	2,358	26,300

TABLE 47.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)  
1939 — 1949.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1939	37.5	28.0	34.8	21.1	7.4	46.6	29.1
1940	29.2	18.0	16.0	12.2	2.8	27.8	18.2
1941	20.9	13.2	6.4	3.0	.4	16.7	11.4
1942	16.8	8.1	3.7	3.4	.4	9.7	7.6
1943	8.8	4.8	.7	1.1	0	4.9	4.0
1944	8.1	3.0	.8	1.4	.5	1.9	2.7
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	1.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	0	3.2	1.7	3.4	1.5
September	.2	2.4	1.2	.7	1.4	.9	1.5
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4
June	1.1	5.8	.1	4.0	3.5	9.1	4.3
September	.3	6.5	2.4	3.6	1.0	4.4	4.6
December	8.2	19.8	20.2	5.4	4.3	17.3	15.0
Annual Average	4.5	12.3	7.0	4.5	3.2	10.8	8.8

(1) For coverage (see p. 111.)

TABLE 48. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942 — 1949.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1942	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	2,313
1943	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	4,512
1944	532	5,396	1,259	67	906	695	646	9,501
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949								
January	564	7,109	1,852	162	576	488	1,431	12,182
February	576	6,856	1,260	175	680	589	1,158	11,294
March	331	4,172	731	75	723	536	774	7,342
1st Quarter	1,471	18,137	3,843	412	1,979	1,613	3,363	30,818
April	228	2,598	502	70	566	498	491	4,953
May	71	2,911	300	28	268	296	279	2,153
June	49	564	158	21	192	260	173	1,417
2nd Quarter	348	4,073	960	119	1,026	1,054	943	8,523
July	38	609	250	6	171	170	135	1,379
August	43	783	409	14	176	248	182	1,855
September	33	705	439	7	150	228	208	1,770
3rd Quarter	114	2,097	1,098	27	497	646	525	5,004
October	68	1,242	787	31	183	275	363	2,954
November	159	2,811	1,604	81	274	305	910	6,144
December	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
4th Quarter	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
Total, 1949	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

(2) Not yet available.

TABLE 49.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1945 — 1949.<sup>(1)</sup>

Trade and Type of Training	Dec. 31, 1945	Dec. 31, 1946	Dec. 31, 1947	Dec. 31, 1948	Dec. 31, 1949
Bricklaying					
Vocational.....	129	386	133	2	—
Apprenticeship.....	77	263	677	573	358
Sub-total.....	206	649	810	575	358
Carpentry					
Vocational.....	729	1,103	177	23	—
Apprenticeship.....	291	1,021	1,566	1,365	1,047
Sub-total.....	1,020	2,124	1,743	1,388	1,047
Painting and Decorating					
Vocational.....	133	206	16	0	—
Apprenticeship.....	67	443	323	230	167
Sub-total.....	200	649	339	230	167
Plastering					
Vocational.....	48	34	7	1	—
Apprenticeship.....	36	129	237	245	252
Sub-total.....	84	163	244	246	252
Plumbing and Steam Fitting					
Vocational.....	303	410	71	3	—
Apprenticeship.....	395	1,097	1,601	1,704	1,613
Sub-total.....	698	1,507	1,672	1,707	1,613
Electrical					
Vocational.....	706	834	215	34	—
Apprenticeship.....	470	1,017	1,373	1,336	1,289
Sub-total.....	1,176	1,851	1,588	1,370	1,289
Sheet Metal					
Vocational.....	238	131	20	0	—
Apprenticeship.....	193	409	636	571	519
Sub-total.....	431	540	656	571	519
All Trades					
Vocational.....	2,286	3,104	639	63	—
Apprenticeship.....	1,529	4,379	6,413	6,024	5,245
Total.....	3,815	7,483	7,052	6,087	5,245

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 50.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1939 — 1949.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1939 (1)	8	35	20	6	13	20	17	119	6	125
1940 (1)	6	58	16	3	11	21	6	121	15	136
1941 (1)	5	59	12	4	11	16	4	111	10	121
1942 (1)	6	74	9	1	14	22	1	127	11	138
1943 (1)	5	106	13	0	25	18	6	300	6	306
1944 (1)	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949										
January	40	82	20	10	19	58	5	234	15	249
February	31	65	15	6	13	43	6	179	24	203
March	59	93	31	6	9	46	8	252	79	331
1st Quarter	130	240	66	22	41	147	19	665	118	783
April	56	82	23	9	18	61	6	255	166	421
May	51	60	15	6	18	40	4	194	69	263
June	38	84	36	13	12	70	13	266	262	528
2nd Quarter	145	226	74	28	48	171	23	715	497	1,212
July	27	100	14	6	10	76	4	237	224	461
August	27	66	17	2	12	46	7	177	46	223
September	18	24	10	7	6	36	4	105	15	120
3rd Quarter	72	190	41	15	28	158	15	519	285	804
October	20	54	18	2	6	40	8	148	22	170
November	23	57	15	6	15	34	5	155	34	189
December	23	42	11	3	3	31	2	115	13	128
4th Quarter	66	153	44	11	24	105	15	418	69	487
Total, 1949	413	809	225	76	141	581	72	2,317	969	3,286

(1) Estimated from fiscal year figures.



TABLE 51.— EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1948— DECEMBER, 1949. <sup>(1)</sup>

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948									
1st Quarter	19	74	22	4	8	32	7	15	181
2nd Quarter	34	102	20	8	31	33	10	11	249
3rd Quarter	32	88	29	6	21	41	23	6	246
4th Quarter	33	102	41	12	25	35	14	16	278
Total, 1948	118	366	112	30	85	141	54	48	954
1949									
January	7	36	9	2	11	10	5	3	83
February	7	28	11	1	8	8	2	2	67
March	5	31	13	1	8	14	6	6	84
1st Quarter	19	95	33	4	27	32	13	11	234
April	6	25	13	4	11	13	3	5	80
May	4	29	9	3	9	12	4	5	75
June	3	20	13	0	3	15	1	1	56
2nd Quarter	13	74	35	7	23	40	8	11	211
July	10	21	11	2	6	8	2	4	64
August	1	28	11	0	4	15	6	6	71
September	6	19	9	4	4	17	3	4	66
3rd Quarter	17	68	31	6	14	40	11	14	201
October	8	20	7	6	7	8	4	5	65
November	5	29	6	4	6	8	5	4	67
December	1	11	10	1	3	5	2	4	37
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815

(1) Data are preliminary (see p. 112).

TABLE 52.— STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1939 — JANUARY, 1950.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1939	3	42	149	295
1940	6	21	508	1,398
1941	13	212	3,384	9,365
1942	22	27	2,872	3,420
1943	4	4	397	1,186
1944	6	50	427	1,212
1945	5	12	325	2,848
1946	12	76	892	6,535
1947	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,400
May	5	55	933	10,150
June	3	19	201	1,240
July	2	10	124	2,291
August	1	30	328	1,050
September	2	10	520	1,935
October	2	15	93	330
November	2	23	135	1,450
December	2	53	640	9,000
Total, 1948 <sup>(1)</sup>	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—
May	3	122	1,600	24,650
June	3	9	659	3,385
July	1	1	12	24
August	2	2	627	314
September	1	28	360	11,350
October	0	—	—	—
November	1	1	15	80
December	1	37	375	375
Total, 1949 <sup>(1)</sup>	14	215	3,752	41,120
1950—January	1	37	375	7,000

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

# SECTION 7 BUILDING COSTS

TABLE 53.—INDEXES OF WHOLESALE PRICES, OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939 — 1949.  
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	113.5	100.6	100.8	118.5	100.3	106.0	103.4	104.6	104.4	107.8	106.6
1941	132.7	105.4	108.1	140.1	103.4	114.0	111.3	106.4	107.6	119.8	119.6
1942	146.0	107.2	112.1	151.1	105.4	118.5	116.5	107.7	112.4	128.0	128.4
1943	163.3	107.7	116.4	153.7	105.4	125.0	116.5	107.7	112.7	136.0	135.1
1944	179.6	108.3	118.2	150.8	105.4	130.6	116.5	107.7	112.7	143.3	141.9
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948—March	278.6	124.2	142.9	190.0	113.4	195.0	154.9	153.5	149.7	203.7	207.6
June	289.6	131.8	144.3	188.0	119.4	196.3	162.7	164.2	149.7	211.6	217.1
September	292.9	133.4	152.9	187.8	119.4	196.3	170.6	176.7	163.1	216.6	223.2
December	309.9	133.9	153.5	188.3	119.4	186.0	172.7	176.6	164.3	223.8	227.2
Annual Average	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.7	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.7	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0
April	309.1	135.0	153.5	189.5	119.4	186.0	175.5	176.7	168.4	224.3	227.8
May	309.1	135.2	155.4	189.5	118.8	182.9	175.2	172.5	170.2	223.9	226.0
June	308.5	135.2	155.4	183.5	118.8	179.9	174.1	161.3	168.4	222.9	224.4
July	308.5	135.2	155.4	181.8	118.8	177.0	174.1	157.1	167.1	222.6	223.7
August	304.8	135.2	155.4	181.8	118.8	177.0	174.1	162.4	166.9	221.1	222.0
September	305.1	135.2	155.4	175.9	118.8	179.9	174.1	162.4	165.0	221.0	220.3
October	305.9	135.6	155.4	183.2	118.8	181.5	174.1	166.3	165.0	221.9	222.2
November	303.6	135.6	155.4	181.9	118.8	187.2	174.1	171.3	165.0	221.2	222.5
December	303.3	136.7	161.6	180.4	118.8	187.2	173.7	171.3	166.2	221.2	224.0
Annual Average	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.8

TABLE 54.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, (1)  
1939 — 1949.  
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	103.6	105.1	104.5	105.7	104.4	107.0	103.8	104.8	104.5	104.5
1941	109.4	112.9	111.0	110.7	113.1	112.3	113.8	108.4	111.6	111.6
1942	112.9	119.2	117.1	113.6	118.4	118.0	116.3	125.4	118.6	118.6
1943	118.9	127.6	127.9	121.3	122.9	125.5	125.3	142.6	127.7	127.7
1944	120.4	129.0	129.3	122.6	123.6	126.3	125.3	148.1	129.6	130.4
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6
1948 <sup>(2)</sup>										
March	157.7	157.5	155.5	152.8	158.7	155.0	155.7	178.5	159.5	163.2
June	163.9	169.2	168.9	166.3	162.7	167.0	166.2	189.6	169.6	173.5
September	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4
December	172.7	175.1	172.4	176.9	171.3	171.7	170.4	198.0	176.1	180.2
Year	166.7	169.5	167.3	168.5	166.0	166.3	165.5	190.9	170.4	174.3
1949 <sup>(3)</sup>										
March	163.9	175.5	172.6	177.6	176.3	173.5	171.1	198.0	177.1	181.2
June	166.1	180.7	174.7	180.6	180.0	179.0	174.4	198.0	180.8	185.0
September	168.4	182.7	183.7	180.2	182.2	179.2	177.0	203.6	181.4	185.6
December	168.4	182.7	183.7	180.2	182.2	180.2	177.8	204.6	183.0	187.2
Year	166.7	180.4	178.7	179.7	180.2	178.0	175.1	201.0	180.6	184.7

(1) For source and details of compilation see p. 113.  
(2) Revised.  
(3) Data for 1949 are preliminary.

TABLE 55.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939 — 1949.  
(1939 = 100)

Period	Residential Building Materials and Wage Rates <sup>(1)</sup>	All Construction Materials and Wage Rates <sup>(1)</sup>	All Commodities	Cost of Living	Rent
1939	100.0	100.0	100.0	100.0	100.0
1940	106.4	105.7	109.9	104.0	102.4
1941	116.4	116.3	119.4	110.0	105.4
1942	124.1	124.4	126.8	115.3	107.2
1943	132.5	132.0	132.6	116.7	107.4
1944	137.6	137.1	135.9	117.1	107.8
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947	168.3	173.6	171.3	133.5	112.4
1948—January	184.1 <sup>(2)</sup>	188.2 <sup>(2)</sup>	194.8	146.1	115.5
February	184.5 <sup>(2)</sup>	188.3 <sup>(2)</sup>	195.4	147.9	115.5
March	186.8 <sup>(2)</sup>	189.1 <sup>(2)</sup>	194.8	148.6	115.5
April	188.3 <sup>(2)</sup>	189.8 <sup>(2)</sup>	196.9	149.4	116.5
May	190.4 <sup>(2)</sup>	193.2 <sup>(2)</sup>	198.9	151.0	116.5
June	195.7 <sup>(2)</sup>	198.9 <sup>(2)</sup>	201.5	152.0	116.5
July	195.8 <sup>(2)</sup>	199.3 <sup>(2)</sup>	201.6	154.6	116.5
August	197.6 <sup>(2)</sup>	201.9 <sup>(2)</sup>	209.3	155.2	116.5
September	201.5 <sup>(2)</sup>	205.4 <sup>(2)</sup>	209.8	156.6	116.6
October	205.7 <sup>(2)</sup>	209.0 <sup>(2)</sup>	211.1	157.2	116.6
November	205.8 <sup>(2)</sup>	208.9 <sup>(2)</sup>	211.8	157.2	116.6
December	205.6 <sup>(2)</sup>	207.6 <sup>(2)</sup>	211.5	156.6	117.2
Annual Average	196.6 <sup>(2)</sup>	199.8 <sup>(2)</sup>	203.1	152.7	116.3
1949—January	206.2 <sup>(2)</sup>	208.0 <sup>(2)</sup>	211.3	157.2	117.2
February	206.4 <sup>(2)</sup>	208.0 <sup>(2)</sup>	209.7	157.1	117.2
March	206.4 <sup>(2)</sup>	209.1 <sup>(2)</sup>	209.0	156.8	117.2
April	206.3 <sup>(2)</sup>	208.4 <sup>(2)</sup>	208.9	156.9	117.9
May	206.1 <sup>(2)</sup>	207.3 <sup>(2)</sup>	207.4	157.0	117.9
June	207.1 <sup>(2)</sup>	208.0 <sup>(2)</sup>	207.3	158.1	117.9
July	206.9 <sup>(2)</sup>	207.6 <sup>(2)</sup>	206.2	159.7	118.9
August	206.0 <sup>(2)</sup>	206.6 <sup>(2)</sup>	206.1	160.4	118.9
September	206.2 <sup>(2)</sup>	205.8 <sup>(2)</sup>	206.1	159.9	119.4
October	206.8 <sup>(2)</sup>	206.9 <sup>(2)</sup>	208.4	159.8	119.4
November	206.4	207.1	208.2	159.3	119.4
December	207.0	208.7	207.6	159.0	120.4
Annual Average	206.5	207.6	208.1	158.4	118.5

(1) For weighting and method of compilation see p. 113.

(2) Revised.



**TABLE 56.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — 1949.**

Period of Completion	Number of Months under Construction <sup>(1)</sup>					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11
1947	—	—	—	—	—	8
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.0

(1) Not available for 1946 and 1947.

SECTION 8  
BUILDING AND REAL ESTATE INDUSTRIES

TABLE 57.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1939 — 1949.

Period	Construction Industry				Building Material Industries				All Industries			
	Number of Bankruptcies(1)	Assets \$'000	Liabilities \$'000	Number of Bankruptcies(1)	Assets \$'000	Liabilities \$'000	Number of Bankruptcies(1)	Assets \$'000	Liabilities \$'000			
1939	58	401	688	17	258	361	1,109	12,212	15,946			
1940	72	672	942	12	160	173	1,003	10,433	13,184			
1941	91	538	1,202	14	192	279	918	6,600	9,471			
1942	73	526	770	13	414	364	725	7,715	10,709			
1943	53	393	576	10	378	523	416	2,275	4,676			
1944	32	211	425	8	67	169	273	2,112	4,203			
1945	56	248	645	12	105	290	264	1,650	3,792			
1946	35	358	580	3	41	56	169	3,411	5,984			
1947	53	581	1,102	29	878	1,107	509	6,994	11,107			
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151			
1949 <sup>(2)</sup>												
1st Quarter	28	216	375	20	809	887	262	4,068	6,744			
2nd Quarter	18	251	388	10	81	256	219	3,769	4,696			
3rd Quarter	10	261	462	11	503	686	149	2,558	3,548			
4th Quarter	24	297	510	13	423	622	325	3,507	5,863			
Total, 1949	80	1,025	1,735	54	1,816	2,451	955	13,902	20,851			

(1) See p. 114.

(2) Preliminary.

TABLE 58.— FINANCIAL STATISTICS, SUMMARY STATEMENT, ELEVEN REAL ESTATE COMPANIES, CANADA, 1939 — 1948.  
(In Dollars)

PROFIT STATISTICS

	1939	1940	1941	1942	1943
1. Gross Operating Revenue	563,122	521,753	537,522	554,557	570,476
2. Less Operating Expense	344,146	324,501	334,298	336,957	334,449
3. Less Depreciation	105,637	84,626	81,317	102,626	109,814
4. Net Operating Revenue	113,339	112,626	121,907	114,974	126,213
5. Non-Operating Income	8,498	9,680	11,455	12,824	15,667
6. Less Bond Interest	228,982	161,560	175,191	163,534	150,191
7. Less Income Tax	9	234	1,207	1,062	4,341
8. Net Income Available	107,154	39,488	43,036	36,798	12,652
9. Less Cash Dividends	1,284	—	—	—	7,800
10. Undistributed Income	108,438	39,488	43,036	36,798	20,452

BALANCE SHEET

	1939	1940	1941	1942	1943
<b>Assets</b>					
1. Current Assets	153,912	139,872	136,291	164,335	194,280
2. Land and Building Net	4,570,394	3,872,367	3,795,758	3,713,705	3,619,170
3. Investments	124,137	119,815	146,185	156,964	196,838
4. Miscellaneous Assets	160,816	66,763	66,441	69,132	54,599
5. Deficit	1,338,428	917,781	953,142	972,142	967,637
<b>Total</b>	6,347,687	5,116,598	5,097,817	5,076,278	5,032,524
<b>Liabilities</b>					
1. Current Liabilities	703,001	441,123	465,219	492,366	534,225
2. Miscellaneous Liabilities	10,150	12,213	14,350	16,482	17,270
3. Funded Debt	4,128,753	3,615,835	3,569,436	3,510,968	3,430,019
4. Capital Stock	1,214,292	751,712	751,712	751,712	751,712
5. Capital Surplus	290,281	291,064	292,775	300,553	295,277
6. Sinking Fund and General Reserves	1,210	4,551	4,325	4,197	4,021
<b>Total</b>	6,347,687	5,116,598	5,097,817	5,076,278	5,032,524

OPERATING RATIOS

	1939	1940	1941	1942	1943
1. Operating Expense to Gross Operating Revenue					
(1) Excluding Depreciation	61.6	62.2	62.2	62.2	58.6
(2) Including Depreciation	79.9	78.4	77.3	79.3	77.9
2. Gross Operating Revenue to					
(1) Fixed Assets	12.3	13.5	14.2	14.9	15.8
(2) Share Capital	46.4	69.4	71.5	73.8	75.9
3. Net Income to Share Capital	8.8	5.3	5.7	4.9	1.7

TABLE 58.— FINANCIAL STATISTICS, SUMMARY STATEMENT, ELEVEN REAL ESTATE COMPANIES, CANADA, 1939 — 1948.— *Continued.*  
(In Dollars)

PROFIT STATISTICS

	1944	1945	1946	1947	1948
1. Gross Operating Revenue	578,975	582,988	589,096	604,473	649,115
2. Less Operating Expense	332,538	334,009	348,647	336,397	376,170
3. Less Depreciation	128,397	128,893	126,417	105,989	107,928
4. Net Operating Revenue	118,040	120,086	114,032	162,087	165,017
5. Non-Operating Income	16,292	11,729	11,738	8,900	6,244
6. Less Bond Interest	145,380	123,891	125,767	99,784	105,319
7. Less Income Tax	4,712	5,579	8,653	48,294	49,025
8. Net Income Available	15,760	2,345	8,650	22,909	16,917
9. Less Cash Dividends	9,300	9,300	10,584	10,584	11,012
10. Undistributed Income	25,060	6,955	19,234	12,325	5,905

BALANCE SHEET

	1944	1945	1946	1947	1948
<b>Assets</b>					
1. Current Assets	219,864	278,490	200,757	168,161	110,014
2. Land and Building Net	3,500,342	3,383,456	3,305,712	3,226,073	3,133,462
3. Investments	89,413	58,526	97,138	74,131	89,596
4. Miscellaneous Assets	51,951	60,680	67,421	81,410	112,616
5. Deficit	963,935	752,605	751,415	228,574	226,800
<b>Total</b>	<b>4,825,505</b>	<b>4,533,757</b>	<b>4,422,443</b>	<b>3,778,349</b>	<b>3,672,488</b>
<b>Liabilities</b>					
1. Current Liabilities	537,107	486,617	503,443	209,145	267,157
2. Miscellaneous Liabilities	18,116	18,385	—	110	231
3. Funded Debt	3,089,439	2,897,170	2,770,550	2,537,190	2,359,190
4. Capital Stock	751,712	674,720	674,720	581,276	1,212,576
5. Capital Surplus	426,911	457,358	477,342	422,403	435,687
6. Sinking Fund and General Reserves	2,220	493	3,612	28,225	28,947
<b>Total</b>	<b>4,825,505</b>	<b>4,533,757</b>	<b>4,422,443</b>	<b>3,778,349</b>	<b>3,672,488</b>

OPERATING RATIOS

	1944	1945	1946	1947	1948
1. Operating Expense to Operating Revenue					
(1) Excluding Depreciation	57.4	57.3	59.2	55.7	58.0
(2) Including Depreciation	79.6	79.4	80.6	73.2	74.6
2. Gross Operating Revenue to					
(1) Fixed Assets	16.5	17.2	17.8	18.7	20.7
(2) Share Capital	77.0	86.4	87.3	104.0	53.5
3. Net Income Available to Share Capital	2.1	.3	1.3	3.9	1.4

TABLE 59.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,  
CANADA, 1939 — JANUARY, 1950.  
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1939.....	100.0	100.0
1940.....	92.2	81.4
1941.....	79.7	70.1
1942.....	75.8	66.2
1943.....	90.6	86.2
1944.....	94.3	86.4
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948—January.....	134.9	111.8
February.....	124.6	105.3
March.....	123.5	105.0
April.....	134.3	113.7
May.....	144.9	121.6
June.....	146.6	126.0
July.....	141.9	121.7
August.....	139.5	118.5
September.....	139.1	118.6
October.....	142.3	122.4
November.....	143.0	124.5
December.....	142.0	121.8
Annual Average.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2



SECTION 9.

NEWFOUNDLAND

TABLE 60.— NUMBER OF BIRTHS, DEATHS, MARRIAGES, AND TOTAL POPULATION, NEWFOUNDLAND, 1939 — 1949.

Period	Births	Deaths	Marriages	Population <sup>(2)</sup>
1939	8,226	3,502	2,492	298,130
1940	7,937	3,547	2,331	301,482
1941	8,288	3,784	2,684	303,303
1942	8,791	3,802	3,269	307,803
1943	8,861	3,581	2,729	313,022
1944	9,295	3,892	3,000	316,334
1945	11,223	3,346	3,154	321,819
1946	12,033	3,427	3,067	329,776
1947	—(1)	—(1)	—(1)	336,000 <sup>(3)</sup>
1948	—(1)	—(1)	—(1)	342,000 <sup>(3)</sup>
1949	—(1)	—(1)	—(1)	348,000

(1) Not available.

(2) As of June 1.

(3) Estimated.

TABLE 61.—SELECTED DATA ON PUBLICLY ASSISTED  
HOUSE-BUILDING, NEWFOUNDLAND, 1949.

Item	Number of Projects	Number of Loans	Number of Units	Amount of Loans
(1) N.H.A. Loans Approved				
(a) Gross	—	—	—	—
Rental	—	21	21	125.4
Ownership	—	21	21	125.4
Total	—	21	21	125.4
(b) Net Total	—	21	21	125.4
(2) Veterans Rental Projects Started by C.M.H.C.	1	—	50	—
(3) Armed Service Married Quarters, Projects Started	1	—	22	—



PART III

SOURCES AND EXPLANATORY NOTES





## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

### PART I

*Note Re Housing Starts and Completions in St. John's Newfoundland (footnote 1 on p. 25).* The Central Mortgage and Housing Corporation survey of starts and completions in centres of 5,000 population and over was begun in St. John's in July, 1949. The data used on page 25 in the factual summary are estimated on the basis of starts and completions during the last six months of the year.

### CHARTS

FIGURE 1.—HOUSE-BUILDING ACTIVITY, CANADA, 1948-1949.

Chart based on data shown in Table 5.

FIGURE 2.—NUMBER OF HOUSING UNITS STARTED IN CANADA, QUARTERLY, 1947-1949.

Chart based on data shown in Table 10.

FIGURE 3.—VOLUME OF PRODUCTION OF EIGHTEEN BUILDING MATERIALS, 1939, 1948 AND 1949.

Chart based on data shown in Table 36.

FIGURE 4.—INDEXES OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS, AND EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, 1939-1949.

Chart based on data shown in Tables 35 and 43.

### PART II

#### TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND TOTAL POPULATION, CANADA, 1939-1949.

Data for births, deaths, marriages and divorces and figures for total population as at December 31, 1949, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Other data for total population obtained from *Population of Canada by Provinces, 1921-1949, estimated for Intercensal Years*, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1949.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 3.—EMIGRATION FROM CANADA, 1939-1949.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration for the period 1939 to June 1949 are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice. For the period after 1945, data were also available on the number of Canadian immigrants entering the United Kingdom, as obtained from periodic issues of the *British Board of Trade Journal*. An

allowance was made for emigration to other countries. Estimates for the second half of 1949 are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 4.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1949.

Rates calculated on the basis of data shown in Table 1.

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-1949.

Sources of data shown in Table 5 are as follows:

1945 *Housing Statistics, 1946, D.B.S.*

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947, D.B.S.*

Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin, D.B.S.*

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946, D.B.S.*

Data for 1948 and 1949 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of December, 1949 does not equal the number shown as under construction at the end of 1948 plus starts less completions during 1949. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 6.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946-1949.

Data for 1946 and 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. Data for 1949 compiled by the Economic Research Department, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of December, 1949, need not equal the sum of all units started less total completions. For explanation see notes to Table 5.

TABLE 7.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1949.

Data for 1940-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1949, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions.

The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May to November, 1948 based on returns from 203 municipalities, and December 1948, 202.

TABLE 8.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939-1949.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 55.

TABLE 9.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-1949.

Data for total construction obtained from *Private and Public Investment in Canada, Outlook 1950*, Department of Trade and Commerce, Ottawa, 1950. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-1949 estimated on the basis of quarterly data on starts, completions and the number of months required to complete a house.

TABLE 10.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-1949.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Programme of C.M.H.C. and the Armed Service Married Quarters' Programme of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans cover starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—DECEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C.



TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NET LOANS APPROVED BY TYPE OF LOAN, CANADA, 1948 AND 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, 1948-1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 14.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-1949.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-1949.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-1949 compiled by the Accounting Division; C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C. Financial data for 1948 and 1949 revised to include recoverable expenditures made by C.M.H.C. on behalf of municipalities. Data on housing units also revised in accordance with year end review of data.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—JANUARY, 1950.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 17.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1947-1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 18.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1949.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved to the end of 1949. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 19.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1949.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-1949.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 21.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CNSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY—DECEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 22.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-1949.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 23.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1949.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 24.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-1949.

Data compiled by Economic Research Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 25.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948—DECEMBER, 1949.

Data compiled by the Economic Research Department, C.M.H.C. These data have been revised to show *net* figures in place of the *gross* figures appearing in previous issues of *Housing in Canada*. As it is not possible to match allowances for cancellations, adjustments and reinstatements with the original approvals these allowances have been made in the month they were reported. As a result negative figures may appear in a particular month during which there were more cancellations reported than approvals made.

TABLE 26.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948-1949.

Data compiled by the Economic Research Department, C.M.H.C. For explanation see notes to Table 25.

TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947—DECEMBER, 1949.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 28.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947—DECEMBER, 1949.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 29.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—JANUARY, 1950.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—January, 1950, compiled by the Priorities Branch, Department of Trade and Commerce.

TABLE 30.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO, NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED, AND AMOUNT OF LOANS ADVANCED, MAY, 1948—JANUARY, 1950.

Data obtained by courtesy, The Housing Corporation, Province of Ontario.

TABLE 31.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948—JANUARY, 1950.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 32.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-1949.

Data compiled by the Economic Research Department, C.M.H.C., from monthly reports submitted by 113 lending institutions comprising 39 life insurance companies, 35 trust companies, 22 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-1949.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 32.

TABLE 34.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1939-1949.

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31 of each year during the period 1939-1946, and as at September 30 in 1947-1949.

"Building Loans" refers to loans to building contractors and other persons or firms for building purposes.

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1939-1949.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is



designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the period 1939-1945, and on 41 materials for the period 1946-1949. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 36.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1939-1949.

Sources of data for building materials listed in Table 36 are as follows:

Sawn Lumber:

1939—1948 Annual issues *The Lumber Industry in Canada*, D.B.S.

1949 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—1949 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Insulating Board:

1939—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1939—1944 Annual issues *The Clay and Clay Products Industry in Canada*, D.B.S.

1945—1949 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1949 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1939—1944 Annual issues *The Clay and Clay Products Industry, in Canada*, D.B.S.

1945—1949 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Steel Pipe and Fittings:

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.  
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.  
1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Structural Steel:

- 1942—1949 By courtesy the Steel Controller, Department of Trade and Commerce. Structural include T-bars, Z-bars, H-beams, I-Beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

### Wire Nails and Spikes:

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.  
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.  
1946 *The Hardware, Tools and Cutlery Industry in Canada, 1946*, D.B.S.  
1947—1949 Monthly issues *Nails, Tacks and Staples*, D.B.S.

### Rock Wool Batts:

- 1939—1947 Annual issues *The Stone Industry in Canada*, D.B.S.  
1948—1949 Monthly issues *Rock Wool*, D.B.S.

### Granulated and Loose Rock Wool:

- 1939—1947 Annual issues *The Stone Industry in Canada*, D.B.S.  
1948—1949 Monthly issues *Rock Wool*, D.B.S.

### Cement:

- 1939—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.  
1949 Monthly issues *Cement*, D.B.S.

### Concrete Blocks:

- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.  
1948—1949 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

### Cement Pipe and Tile:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.  
1947—1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

### Single Pole Switches:

- 1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Duplex Receptacles:

- 1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Outlet Boxes:

- 1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Non-Metallic Sheathed Cable:

- 1946—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Gypsum Wallboard:

- 1939—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.  
1948—1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

### Gypsum Lath:

- 1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.  
1948—1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

### Gypsum Plaster:

- 1939—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.  
1949 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

#### Builders' Hardware:

- 1939—1942 *Iron and Steel and Their Products 1940-1942*, D.B.S.  
1943—1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.  
1946—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.  
1948—1949 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1948.

#### Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Wash basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Warm Air Furnaces:

- 1939—1948 *Special Statements on Warm Air Furnaces*, D.B.S.  
1949 Monthly estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 77 per cent of production in 1948.

#### Domestic Heating Boilers:

- 1939—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.  
1948—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Cast-Iron Radiators:

- 1939—1948 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.  
1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Hot Water Storage Tanks:

- 1939—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.  
1948—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Electric Hot Water Tank Heaters:

- 1939—1943 *Manufacture of the Non-Ferrous Metals in Canada, 1939-1943*, D.B.S.  
1944—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.  
1949 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1948.

#### Asphalt Shingles:

- 1939 By courtesy the Forest Products Statistics Section, D.B.S.  
1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.  
1943—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.  
1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.

#### Tar and Asphalt Felts:

- 1941—1945 By courtesy the Forest Products Statistics Section, D.B.S.  
1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.  
1948—1949 *Monthly issues Asphalt Roofing Industry*, D.B.S.

#### TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1948-1949.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1949.

Data obtained from monthly issues of *Trade of Canada—Imports entered for Consumption*, Department of Trade and Commerce.

#### TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1949.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

TABLE 40.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1939-1949.

Data to November, 1949, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Data for December 1949, estimated on the basis of car loadings as shown in weekly issues of *Car Loadings*, D.B.S.

TABLE 41.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-1949.

Data compiled by the Economic Research Department, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 42.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945-1949.

Data prepared by the Economic Research and Development Branch, Department of Trade and Commerce, from information collected by D.B.S.

The estimates of capital expenditure were based on returns from a selected group of establishments covering in the main those with an annual gross value of output equal to or in excess of \$50,000.

Some of the reporting establishments which are in the building materials field produce other commodities as well, which are not classed as building materials. In such cases of joint production the proportion of investment allocated to the building materials field is estimated on the basis of the proportion of the gross value of output deriving from building material production. In terms of gross value of output a significant degree of joint production occurs in only 16 per cent of the establishments covered.

The building material industries comprise firms producing the following items: cement, building brick, flue linings, vitrified sewer pipe, sawn lumber, hardwood flooring, wood fibre insulating board, builders' hardware, warm air furnaces, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot water tank heaters, asphalt shingles, asphalt rolls, cast-iron soil pipe, steel pipe, wire nails and spikes, gypsum wall board, gypsum lath, gypsum plaster, single-pole switches, duplex and single receptacles, outlet boxes, non-metallic sheathed cable, bath tubs, sinks, wash basins, concrete brick, concrete building blocks, cement sewer pipe, drain pipe and culvert tile, structural tile, drain tile, sand lime brick, granulated rock wool, bulk or loose rock wool, gypsum block and tile, tar and asphalt felts, tar and asphalt sheathings, wrought iron pipes and fittings, lead pipe ( $\frac{3}{4}$ " water service), copper tubing (water service), closet bowls, closet tanks, toilet seats, structural steel shapes, cast-iron water pipe, rock wool batts, paints, pigments, and varnishes.

TABLE 43.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON-AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, NOVEMBER, 1945-1949.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 43 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling



error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 43 includes engineering as well as building construction, whereas the following tables, numbers 44 and 45 cover the building industry only.

TABLE 44.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 45.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-1949.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 44.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 46.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-1949.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 47.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1939-1949.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 43, 46, 48.

TABLE 48.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942-1949.

Data compiled by the Unemployment Insurance Statistics Section. D.B.S.

A person who has made at least 180 days' contribution into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits



establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 43, 46, 47.

The chief limitations of the data in Table 48 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation: (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 49.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-1949.

Data compiled by the Vocational Training Branch, Department of Labour

TABLE 50.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1949.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 51.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-1949.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. The series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLES 52.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1939—JANUARY, 1950.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 53.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939-1949.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accord-

ingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1949. At December, 1949, the index for residential materials stood at 221.2 on the 1939 base, or 2.8 lower than the index for construction materials which was at 224.0 in December, 1949.

TABLE 54.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1939-1949.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1939-1947 and for the month of September, 1948 and 1949. Quarterly interpolations on these indexes for the years 1948 and 1949 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1939-1947 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1939-1941 relate to June; for 1942-1943 and 1946 December; for 1944-1945 October and 1947 July.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1939-1947, and by courtesy of the Industrial Relations Branch for the four quarters of 1948 and 1949.

Yearly indexes for 1948 and 1949 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer to an October pay period in 1948 and 1949, whereas the yearly indexes in Table 54 represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 55.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1939-1949.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 53 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 54. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 54. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 56.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-1949.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S.

TABLE 57.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1939-1949.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 57 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 57.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 58.—FINANCIAL STATISTICS, SUMMARY STATEMENT, ELEVEN REAL ESTATE COMPANIES, CANADA, 1939-1948.

Special compilation by the Mortgage Section, Economic Research Department, C.M.H.C., based on data obtained from annual issues of *Real Estate Securities*, The Financial Post Corporation Service, Toronto.

TABLE 59.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1939—JANUARY, 1950.

Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947—January, 1950 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949.
- (3) Data converted from a 1935-1939 to a 1939 base.

TABLE 60.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND TOTAL POPULATION, NEWFOUNDLAND, 1939-1949.

Data for period 1939-1946 obtained from *Province of Newfoundland, Statistical Background, 1949*, D.B.S. Population data for 1947-1948 estimated by Economic Research Department, C.M.H.C., and for 1949 obtained by courtesy the Vital Statistics Section D.B.S.

TABLE 61.—SELECTED DATA ON PUBLICLY-ASSISTED HOUSE-BUILDING, NEWFOUNDLAND, 1949.

Data compiled by the Economic Research Department, C.M.H.C.

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UNIVERSITY

DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION  
ECONOMIC RESEARCH DEPARTMENT

BAROMETRICS FILE

# HOUSING IN CANADA

## A FACTUAL SUMMARY

APRIL, 1950

OTTAWA, CANADA



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## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945-April, 1950, providing monthly or quarterly data for 1948 and the subsequent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in nine sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry; (9) Newfoundland. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

With this issue available data on the Province of Newfoundland are presented for the second time. These data will be expanded with successive issues.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics. Data are also provided by the Ontario Government through its Department of Planning and Development and the Quebec Government through its Farm Credit Bureau.

*Housing in Canada* concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department  
Central Mortgage and Housing Corporation*

Ottawa, April, 1950.



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PART I  
FACTUAL SUMMARY



## SECTION 1.—POPULATION TRENDS

(See Tables 1-3)

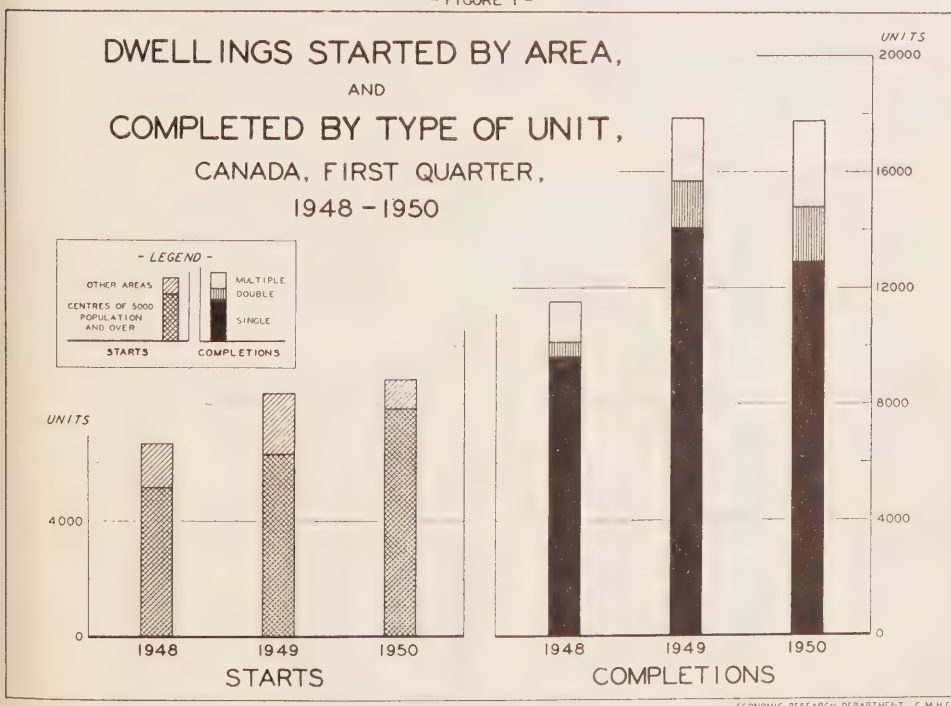
In the first quarter of 1950, marriages at 16,000 were up 3 per cent over the corresponding period of 1949, continuing the trend established in the third and fourth quarters of 1949. However, the number of immigrant families decreased 32 per cent as reflected in the number of married female immigrants, of whom 3,400 arrived in the first quarter of 1950 as compared with 5,000 in the first quarter of 1949. Emigration of married females, estimated at 1,500 remained at the 1949 first quarter level. Consequently net family formation during the first quarter of 1950 was slightly lower than the level of the corresponding period of 1949.

## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 4-8)

The high post war level of house-building activity in Canada continued into the first quarter of 1950 with increased activity over 1949 in urban areas of 5,000 population and over, more than offsetting a slight decline in other parts of the country. The first quarter of 1950 was characterized also by a higher proportion of multiple unit completions than the corresponding period of 1949.

- FIGURE 1 -



Total dwellings completed in the first quarter of 1950 approximated the 18,000 completions of the first quarter of 1949. Starts at 8,900 however were 6 per cent higher than one year earlier and the 49,000 units under construction at March 31, 1950 were 4 per cent higher than one year earlier.

During the first quarter of 1950 the increase in house-building activity took place in metropolitan areas and urban centres of 5,000 population and over. Starts in these areas at 8,000 were 27 per cent higher than during the same period of 1949 and completions at 13,200 were 1 per cent higher than in the same period of 1949. Starts in other areas during the first quarter of 1950, at 1,000, were down 52 per cent and completions, at 4,600, were down 2 per cent as compared with the same period of 1949.

During the first three months of 1950 the number of one-family units completed, at 13,000, was 8 per cent down from the first quarter of 1949 and the number of two-family and multiple units completed, at 4,900, was 28 per cent greater than during the same period of 1949.

### *Residential and Other Types of New Construction*

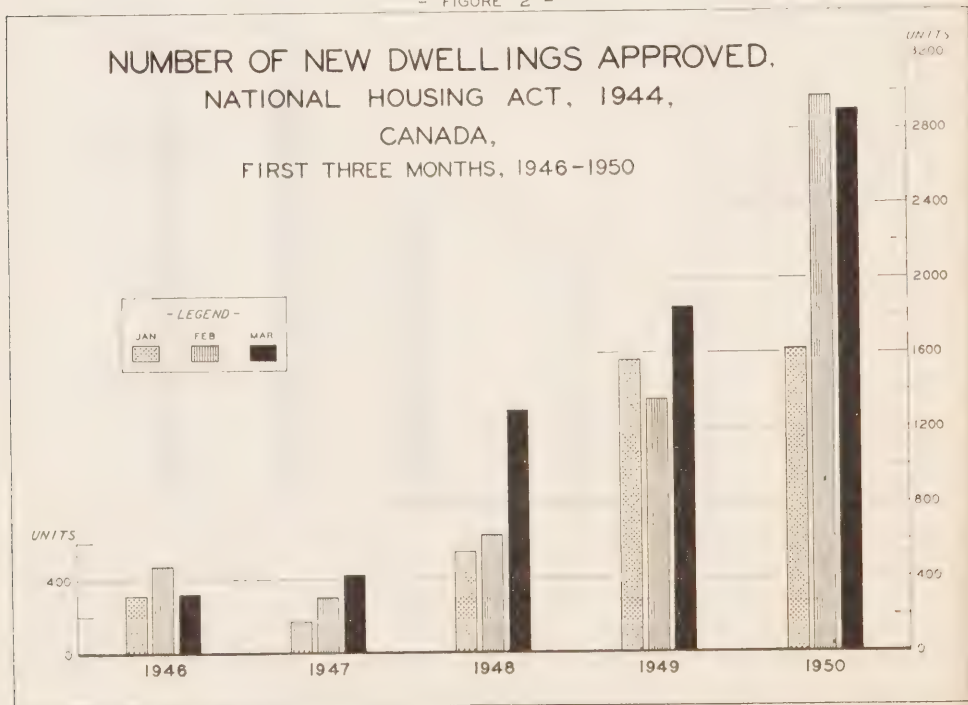
Total new construction work put in place in the first quarter of 1950 amounted to \$383 million, about 3 per cent above the first quarter of 1949. The increase was mainly due to an increase in new residential construction work, which recorded a 5 per cent rise. The increase in new construction work other than housing was moderate, less than 2 per cent. In this quarter new residential construction including major improvements and alterations accounted for 39 per cent of total new construction work put in place.

## SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 9-30)

In the first quarter of 1950 *total* Government-assisted housing starts at 4,100, were up 8 per cent over the first quarter of 1949, continuing the trend established

- FIGURE 2 -





in 1949. Although publicly-initiated starts under the direct Government rental housing program, at 100, were less than a third the 1949 first quarter figure, Government-assisted starts in the privately-initiated housing sector increased by 18 per cent from 3,400 in the first quarter of 1949 to 4,000 in the same period of 1950.

#### *Federal-Provincial Co-operation*

Section 35 of the National Housing Act, which was assented to in December, 1949,<sup>(1)</sup> provided the legislative authority for the government of Canada to enter into agreements with the government of any province for the acquisition and development of land and the construction of housing projects for sale or for rent. Similar provincial legislative authority has been granted to the Governments of Newfoundland, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan and British Columbia. The provincial legislation further gave the necessary powers to municipalities to enter into agreements with the Federal and provincial governments respecting the provision of municipal services to the houses and payments to be made in lieu of taxes.

#### *Veterans' Rental Projects Under Central Mortgage and Housing Corporation*

With the Veterans' Rental program coming to an end<sup>(2)</sup> starts, completions, units under construction and expenditures under this program declined during the first quarter of 1950.

In the first quarter of 1950, starts numbered 20, completions numbered 1,000, expenditures amounted to \$5 million and 2,700 units were under construction at March 31, 1950. In the same period of 1949, starts were 194, completions were 2,200, expenditures amounted to \$13 million and 4,700 units remained to be completed at March 31, 1949.

#### *Veterans' Land Act, 1942*

Dwelling starts under the Veterans' Land Act during the first quarter of 1950, numbered 120 as against 240 in the same period of 1949.

Completions however, at 530 were three times the number of completions during the first quarter of 1949. Construction expenditures on new units, repairs and other services at nearly \$3 million approximated expenditures for the same period of 1949.

#### *Armed Service Married Quarters*

Overall housing operations under the Department of National Defence during the first quarter of 1950 involved 72 permanent starts, 481 completions, and an outlay of \$6.5 million.

The Department of National Defence housing program, commenced in 1949 and executed by the Construction Division of Central Mortgage and Housing continued in the first quarter of 1950. A part of this program is carried out in remote areas and financed through Central Mortgage and Housing Corporation. Although there were no starts in remote areas in the first quarter of 1950 there were 18 completions at an expenditure of \$.6 million. The rest of this program involved 72 starts, 222 completions and construction expenditures of \$5 million.

Operations under the 1948 housing program conducted by the Department of National Defence itself, continued in the first quarter of 1950 with 241 completions and an expenditure of \$1.3 million. A total of 200 housing units remains to be completed under this program.

(1) See *Housing in Canada*, October 1949, pp. 10-11.

(2) See *Housing in Canada*, October, 1949, p. 11.

### *Canadian Farm Loan Act, 1927*

Loans having a total value of \$12,000 for the construction of 9 new farm houses were approved during the first quarter of 1950 and 16 loans with a value of \$2,000 were approved for the alteration and improvement of existing farm homes.

During the first quarter of 1949, loans with a value of \$9,000 for 7 new farm houses and 10 loans with a value of \$5,000 were approved for residential improvements and alterations.

### *Farm Improvement Loans Act, 1944*

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 55 loans for new farm houses and 73 loans for the improvement and alteration of existing farm residential property in the first quarter of 1950. The loans for the new units had a total value of \$81,000 and for the improvements and alterations \$66,000. In the first quarter of 1949, loans for new farm houses were 32 valued at \$49,000 and for improvements and alterations, 102 valued at \$82,000.

### *Priorities Assistance for House-building*

Owing to improved supply conditions in the building materials field, Order in Council P.C. 1270<sup>(1)</sup>, dated March 14, 1950, and effective April 1, 1950, abolished building materials control and disbanded the priorities office which during the past 5 years had approved priority ratings for 107,000 houses.

### *Property Management Operations, Central Mortgage and Housing Corporation*

The number of rental housing units under the management of the Corporation increased from 39,000 at the end of March, 1949, to 42,000 at the end of March, 1950.

The vacancy rate at the end of March, 1950, at .5 per cent remained negligible.

### *Rental Insurance Plan*

Net approvals under the Rental Insurance Plan during the first quarter of 1950 were made in respect of 18 projects involving 1,530 rental dwellings, about the same as in the corresponding quarter of 1949. Total costs per unit as estimated by applicants averaged \$7,100. Floor areas per unit averaged 962 square feet, number of rooms 4 and maximum monthly rentals \$67.00. Since the inception of the plan in July, 1948 to March, 1950 a net total of 172 projects involving 11,200 rental units have been authorized. Of these 84 projects representing 5,500 units were approved for direct loans by the Central Mortgage and Housing Corporation.

### *Double Depreciation for Rental Housing Projects*

The provisions of Order in Council P.C. 1095, 1947 as amended by P.C. 3882, 1948 regarding double depreciation lapsed as of December 31, 1949.<sup>(2)</sup> However, there was a carry-over of projects submitted for approval prior to December 31, 1949. For the whole period of operations, double depreciation was approved for 220 projects involving 5,450 units.

### *Housing Corporation, Province of Ontario*

With the approval of 952 loans involving \$1 million which had been carried over from 1949, second mortgage loans under the Housing Corporation of the Province of Ontario came to an end as of March 31, 1950.

(1) See p. 16.

(2) See *Housing in Canada*, January, 1950, p. 50.

From the commencement of operations in May, 1948, to the end of March 1950, 15,300 second mortgage loans representing \$17 million were approved by the Housing Corporation.

#### *The Province of Quebec Farm Credit Bureau*

The Act to improve housing conditions in the Province of Quebec passed on March 11, 1948<sup>(1)</sup> was amended at the 1949 session as follows:

a) The multiple family dwellings were limited to semi-detached houses and duplexes.

b) The benefits of the Act are granted even if the loan exceeds \$6,000 in the case of a self-contained dwelling and \$10,000 for a two-unit dwelling.

c) The only exception to the requirement that each lot must measure at least 50 feet by 75 feet is the case of semi-detached houses where the frontage of the two lots must not be less than 75 feet.

Since commencement of operations January 15, 1948 to April 30, 1950, 3,400 applications have been approved, involving 3,900 housing units. These have involved an interest subsidy commitment of \$5.7 million or an average contribution of \$1,700 per loan.

### SECTION 4.—REAL ESTATE LENDING

(See Tables 31-33)

#### *Real Estate Lending*

The number of *new* non-farm housing units for which institutional mortgage loans were approved at 9,400 during the first quarter of 1950 was 16 per cent higher than in the same period of 1949. This net increase of 1,300 units consisted of an increase of 1960 new single units and a decrease of 660 new multiple housing units.

The number of *existing* non-farm units for which loans were approved in the first quarter of 1950 at 8,200 was 11 per cent higher than in the corresponding quarter of 1949. The value of these loans at \$23 million was 17 per cent higher in 1950 than in 1949.

The number of loans for new non-farm non-residential real estate in the first quarter of 1950 at 212 dropped 16 per cent from a year earlier. The number of loans on existing property in this sector increased from 380 to 450 in number and from \$9 million to \$11 million in amount in the two periods compared.

#### *Mortgages Registered and Discharged*

Much of the mortgage lending in Ontario takes place in the Greater Toronto area, covering the areas served by three Registry Offices, the Toronto Registry Office, the York East and West Registry Office, and the Toronto and York Land Titles Office. In the first quarter of 1950 a total of 8,300 mortgages were registered, an increase of 17 per cent over the same period of 1949. Many of these new mortgages registered represented loans placed upon new property for the first time but there was also a substantial amount of refinancing taking place. This is indicated by the large number of discharges of mortgages. During the first quarter of 1950 discharges in Greater Toronto, at 5,900 were 4 per cent higher than in the same quarter of 1949.

(1) See *Housing in Canada*, January, 1950, pp. 16-17.



## SECTION 5.—BUILDING MATERIALS

(See Tables 34-40)

With a continuing improvement of the building supply situation notable over the last two years, P.C. 1270 dated March 14, 1950, effective April 1, 1950, revoked Orders in Council P.C. 3 dated January 4, 1944, establishing Wartime Industries Control Board Regulations; P.C. 1997 dated March 21, 1944, establishing Regulations respecting Timber control; P.C. 245 dated January 23, 1946, establishing Regulations respecting Steel Control and P.C. 1609 dated April 23, 1946, establishing Regulations respecting the control of Construction Materials.

### *Production of Building Materials*

Output of construction materials was up for the most part in the first quarter of 1950, although declines occurred in a number of items. During the first three months of 1950 the composite index of production of construction materials other than lumber averaged 248.1 on the 1939 base, an increase of 6 per cent over the level for the corresponding period of 1949. More closely reflecting the absorption of materials by the construction industry, the index of domestic disappearance of these materials showed an increase of 1 per cent. This rise although moderate provides additional evidence of continuing high levels of construction activity.

Of the 35 materials covered in this review, 10 showed increases in output of 10 per cent to 70 per cent in the first quarter of 1950 as compared with the first quarter of 1949. Wash basins led this group with an increase of 70 per cent followed by electric hot water tank heaters 66 per cent and tar and asphalt felts 37 per cent. Nine materials registered increases of less than 10 per cent and 16 materials declined in output. Of these, outlet boxes, duplex receptacles, wood fibre insulating board, vitrified sewer pipe, single pole switches, structural steel, cast iron soil pipe, cast iron pressure pipe, sinks and builders' hardware registered drops of 10 per cent or more. Six other materials including lumber declined less than 10 per cent in output. The decline in lumber output in the first quarter of 1950 was partly the result of declining overseas orders and partly the result of inclement weather conditions which slowed down woods' operations in many parts of the country. This decline, although not serious in itself when coupled with a subsequent increase in demand for Canadian lumber in the United States had the effect of depleting stocks. By the second quarter of 1950 demand for lumber was greater than available supply could meet, consequently prices increased.

### *Supply of and Demand for Building Materials*

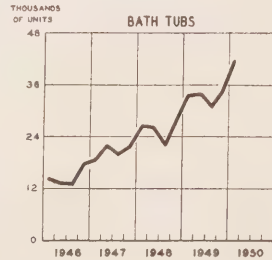
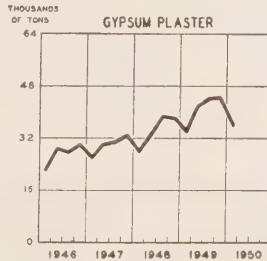
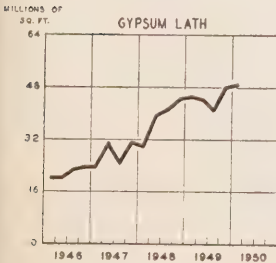
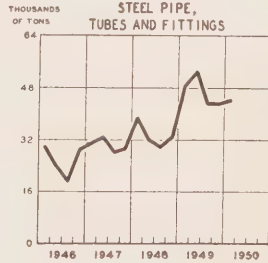
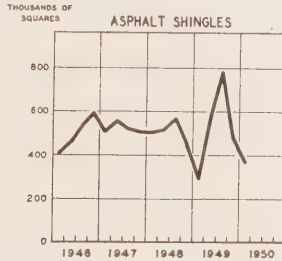
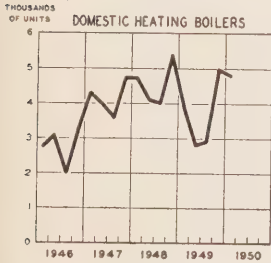
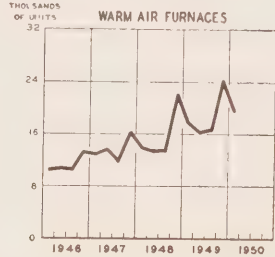
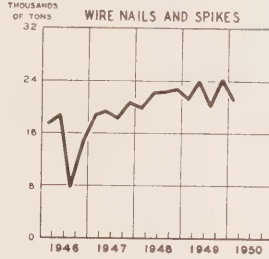
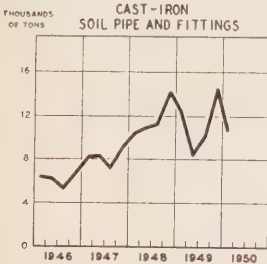
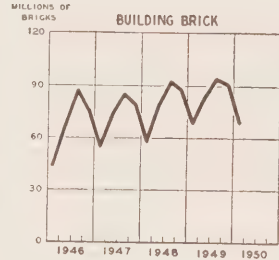
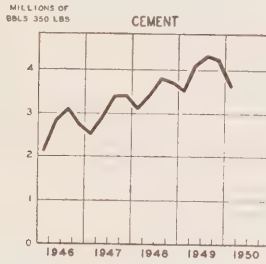
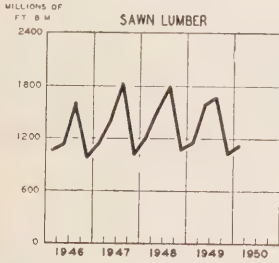
Factory sales of 10 out of 18 materials were lower in the first quarter of 1950 than in the corresponding period of 1949. For 8 other items, electric hot water tank heaters, hot water storage tanks, domestic heating boilers, mineral wool, gypsum wall board, lath and plaster and building brick, sales increased over the period.

Factory stocks of 16 out of 18 materials were higher at the end of March, 1950 than a year earlier. Of these, 14 materials registered increases in supply of 50 per cent or better and only 2 items, gypsum wallboard and plaster showed increases of 10 per cent or less. The remaining items, gypsum lath and single pole switches registered declines of 20 per cent in stocks on hand March 31, 1950 as compared with one year earlier.

-FIGURE 3 -

# PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1946 - MARCH, 1950.



### *Imports of Building Materials*

Of the 19 materials covered in this review 10 showed decreases in imports of 10 per cent to 80 per cent in the first quarter of 1950 as compared with the first quarter of 1949. Wood fibre insulating board and wire nails led this group with drops of 80 per cent and galvanized sheets and cement followed with declines of 60 per cent. Nine materials showed increases in imports. Cast iron radiators at 1,545 sq. ft. led this list followed by mineral wool and electric hot water tank heaters.

### *Exports of Building Materials*

Exports of 8 of the 14 building materials covered, registered increases in the first quarter of 1950 over the same period of 1949. Exports of hardwood flooring led this group followed by cast iron soil pipe and wood fibre insulating board. Exports of 6 materials showed declines in the first quarter of 1950 as compared with the same period of 1949.

### *Employment and Earnings in the Building Material Industries*

Returns from a group of building material producers employing 15 or more employees indicate that the increase in building material production from 1949 to 1950, was accomplished without a significant rise in employment. An average of 103,000 employees was reported for the first quarter of 1949 and 104,000 for the corresponding period of 1950.

Average earnings for the same group however increased from \$43.94 in March, 1949 to \$45.04 in March, 1950.

## SECTION 6.—BUILDING LABOUR

(See Tables 41-50)

### *Employment and Unemployment*

Overall *construction* employment estimated at 227,000 in the first week of March, 1950 was 10 per cent below the level of the corresponding period in 1949, this despite returns from employers with 15 or more employees indicating an increase of about 2 per cent in employment in the *building* industry during the same period. While the difference in trend<sup>(1)</sup> may be attributed partly to the element of sampling variability in the estimate of overall construction employment; and partly to a small difference in the employment period covered by the two series; the data still suggest some shift of employment from smaller to larger firms.

While the increase in the number of dwellings started and completed during the first 3 months of 1950 over the first quarter of 1949 (see Section 2) indicates that employment in house building during the 1950 period was not significantly lower than in 1949, it is possible that overall construction employment in a particular week of the 1950 period fell below the level for the corresponding week of 1949.

It is evident in any case that the unfavourable weather conditions of the first quarter of 1950 occasioned a notable increase in the volume of unemployment in the construction industry.

(1) The variation in trend cannot be attributed to the difference in coverage between the *construction* industry and the *building* industry because the index of employment in construction as a whole, based on returns from employers with 15 employees or more was also 2 per cent higher in March, 1950, than one year earlier.



Construction unemployment in the first week of March, 1950 estimated at 65,000 was 38 per cent higher than March, 1949 a previous post-war peak. Construction trade unions reported 16 per cent of their membership as unemployed to the Department of Labour in March, 1950 as compared with 11 per cent one year earlier. Unplaced applicants in construction trades numbered 72,500 at the end of March, 1950 an increase of 74 percent over the corresponding period of 1949.

### *Supply of Construction Workers*

Immigration of construction workers into Canada was down 53 per cent, from 783 in the first quarter of 1949 to 371 in the same period of 1950. Of the immigrants in 1950, 323 were skilled and 48 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during the first quarter of 1950 totalled 171 resulting in a net immigration of skilled construction workers of 152 during the period. This represents a decline of 65 from the same quarter of 1949. In addition to the number of building workers migrating to Canada there has been a reduction in the number of trainees in the building trades assisted under the Federal-provincial training scheme begun in 1945. Apprentices for the building trades under this scheme numbered 5,336 in March, 1950, a decline of 7 per cent from March, 1949.

### *Strikes in the Building Industry*

There was only one strike in the building industry in Canada during the first 4 months of 1950 involving a time loss of 14,000 man-working days.

## SECTION 7.—BUILDING COSTS

(See Tables 51-54)

Material prices and wage rates were changed little during the first quarter of 1950. The combined index of wholesale prices of residential building materials and wage rates of construction workers stood at 208.0 at the end of March, 1950, as compared with 207.5 at the end of December, 1949. The level of the index at March, 1950 represents an increase of only 1 per cent over both the level at March, 1949, and the annual average for the full year, 1949.

### *Building Material Prices*

The wholesale price index of *residential building materials* showed a slight rise in April, rising to 222.1 from 221.2 in December, 1949. Indexes for 2 of the 9 sub-groups were unchanged while 5 rose and the remaining 2 declined. Roofing materials rose from 187.2 to 203.2, lumber and its products rose from 303.3 to 304.3, cement, gravel and sand rose from 136.7 to 137.6 and plumbing and heating equipment rose from 173.7 to 174.6. Paint and glass declined from 180.4 to 178.4, and both plaster and insulation materials dropped from 118.8 to 115.5.

### *Wage Rates in the Construction Trades*

Wage rates in the construction trades showed little change between December, 1949 and March, 1950. The composite index of wage rates in construction trades (including holiday pay allowances) stood at 188.5 in March, 1950 as against 188.4 at the end of 1949. The March level represents an increase of 4 per cent over March, 1949 and of only 2 per cent over the annual average for the full year, 1949.

### *Completion Time*

The average time required to complete a house dropped from 7.4 months in the first quarter of 1949 to 7 months in the first three months of 1950.

### *Cost of Living and Rent*

The cost of living index advanced from 159.0 for December, 1949 to 161.3 for March, 1950, a gain of 1 per cent. This marked a new post-war peak, exceeding the previous high point of 160.4 for August, 1949.

This increase in the cost of living index during the first quarter of 1950 was due principally to higher levels for rents. Rental increases allowed by Wartime Prices and Trade Board Order No. 813<sup>(1)</sup> dated December 15, 1949 which became effective in February, 1950 caused the rental index to rise 6 per cent from 120.4 in February, 1950 to 127.8 in March.

The question of the validity of Federal Control over rentals was referred by the Governor-in-Council to the Supreme Court of Canada by Order in Council P.C. 5840 of November 16, 1949. On March 1, 1950 the Supreme Court ruled unanimously that the Wartime Leasehold Regulations were not ultra vires, and as a result Federal Rent Control will continue in effect until April 30, 1951.

In the meantime no further adjustments will be made in rental ceilings or in the conditions affecting security of tenure, except in individual cases as permitted under the regulations as they now stand or minor amendments to the regulations that may be found necessary. The Federal Government over the past two years has offered to vacate the field of rent control to any province that desired to assume responsibility and the province of Saskatchewan has already arranged to take over on April 1, 1950.

## SECTION 8.—BUILDING INDUSTRY

(See Tables 55-57)

Financial statistics for 16 construction companies provide some indication of increased earnings in the industry over the period 1945-1948. Net operating profit before depreciation increased from \$1.3 million in 1945 to \$1.7 in 1946 to \$2.3 million in 1947 and \$4.1 million in 1948. Information on gross sales is not available for all the companies but data relating to about half of them indicate that operating profits in 1948 represented about 16 per cent of total operating revenues.

Additional evidence of the activity in the construction industry is the fact that investment in plant, property, equipment and inventories in 1948, at \$2 million, slightly exceeded the high level of 1947.

### *Bankruptcies in the Construction Industry, Building Material Industries and all Industries*

The number of bankruptcies during first quarter of 1950 was 34 per cent higher than in the same period of 1949. The total number of bankruptcies was 351, a larger number than recorded in any previous first quarter since 1934. Liabilities amounted to \$7.2 million as compared with \$6.4 million last year. The number of bankruptcies in the construction industry increased from 19 in the first 3 months of 1949 to 25 in the first quarter of 1950 and liabilities at \$752,000

(1) For details of Wartime Prices and Trade Board Order No. 813 see *Housing in Canada*, January, 1950, page 24.

were more than double the 1949 period. However, bankruptcies in the building material industries dropped from 23 in the first quarter of 1949 with liabilities of \$1,770,000 to 15 with liabilities amounting to \$937,000 in the first quarter of 1950.

### *Common Stock Prices*

The average level of common stock prices in 16 building material companies rose 25 per cent between April, 1949 and April, 1950. The price index (1939=100) of common shares of these companies stood at 178 in April, 1950 as compared with 142 in April, 1949.

The composite price index of common shares in 82 industrial companies increased 21 per cent from 109 to 132 during the period.

## SECTION 9.—NEWFOUNDLAND

(See Tables 58-60)

Although Newfoundland now represents an integral part of Canada, data in *Housing in Canada* are shown separately for that province. The separation has been made partly in the interest of continuity of the tabular material for the rest of Canada, and partly because of the immediate scarcity of statistical information for the Province of Newfoundland itself.

### *Federal-Provincial Co-operation*

The Newfoundland Slum Clearance Act was assented to April 22, 1950. This Act enables the Province of Newfoundland to undertake jointly, with the Federal Government, housing projects under Section 35 of the National Housing Act as amended December 10, 1949<sup>(1)</sup>.

It was announced June 16, 1950 that an agreement had been entered into between the Federal Government and the Province of Newfoundland for the construction of 140 units of family housing accommodation in the City of St. John's for rental to families with low or moderate incomes.

This agreement marks the first building project brought down by Federal-provincial co-operation since the amendments to the National Housing Act were made last December.

The Province of Newfoundland will acquire title to the lands and undertake the planning, engineering and surveying services. Central Mortgage and Housing Corporation will design and undertake the construction of the dwellings.

The agreement calls for creation by the Province of a local housing authority to carry out the control, operation and management of the accommodations when completed. Units will be rented to families with incomes of not more than \$3,180 per year and not less than \$960 per year.

The cost of the project shall be borne 75 per cent by the Federal Government and 25 per cent by the Province.

### *Housing Starts and Completions*

Housing starts in urban areas of 5,000 population and over numbered 63, and completions 49, during the first quarter of 1950. There were 184 units under construction at March 31, 1950.

(1) See *Housing in Canada*, October, 1949, pp. 10-11.

*Veterans' Rental Projects Under  
Central Mortgage and Housing Corporation*

During the first quarter of 1950 there were no starts in the veterans' rental sector. One project of 23 units started in 1949 was completed.

*Armed Service Married Quarters*

During the first quarter of 1950 there were no starts of Armed Service Married Quarters. One project of 22 units, started in 1949 was completed.

PART II

TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.





SECTION 1  
POPULATION TRENDS

TABLE 1. — NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, <sup>(1)</sup>  
1945 — MARCH, 1950.

Period	Births	Deaths	Marriages
1945.....	288,730	113,414	108,031
1946.....	330,732	114,931	134,088
1947.....	359,094	117,725	127,311
1948			
1st Quarter.....	79,068	31,361	16,267
2nd Quarter.....	89,919	30,548	33,411
3rd Quarter.....	90,200	27,556	42,213
4th Quarter.....	86,502	30,005	31,746
Total, 1948.....	345,689	119,470	123,637
1949			
January.....	23,637	8,870	4,905
February.....	24,446	8,787	5,229
March.....	29,401	11,123	5,341
1st Quarter.....	77,484	28,780	15,475
April.....	30,182	11,127	6,262
May.....	32,046	11,148	10,151
June.....	30,187	9,528	12,822
2nd Quarter.....	92,415	31,803	29,235
July.....	30,415	9,917	14,782
August.....	32,463	9,012	13,936
September.....	30,594	9,511	14,154
3rd Quarter.....	93,472	28,440	42,872
October.....	30,302	9,048	13,357
November.....	27,845	10,353	12,188
December.....	28,885	10,878	7,748
4th Quarter.....	87,032	30,279	33,293
Total, 1949 <sup>(2)</sup> .....	350,403	119,302	120,875
1950 <sup>(2)</sup>			
January.....	25,362	9,695	5,582
February.....	25,518	9,736	5,763
March.....	28,993	10,330	4,610
1st Quarter.....	79,873	29,761	15,955

(1) Excluding Yukon, North West Territories and Newfoundland.

(2) Preliminary.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,  
1945 — MARCH, 1950.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949													
January	1,513	2,214	3,727	1,607	2,115	3,722	2,884	2,845	5,729	843	877	1,720	7,449
February	1,224	2,325	3,549	1,451	1,648	3,099	2,797	2,342	5,139	752	757	1,509	6,648
March	1,939	2,945	4,884	1,991	2,293	4,284	3,690	3,104	6,794	1,194	1,180	2,374	9,168
1st Quarter	4,676	7,484	12,160	5,049	6,056	11,105	9,371	8,291	17,662	2,789	2,814	5,603	23,265
April	2,093	3,163	5,256	1,786	2,038	3,824	4,399	3,018	7,417	857	806	1,663	9,080
May	3,738	1,393	5,131	1,861	2,174	4,035	3,978	2,959	6,937	1,153	1,076	2,229	9,166
June	2,612	4,001	6,613	2,409	2,925	5,334	5,226	3,967	9,193	1,387	1,367	2,754	11,947
2nd Quarter	8,443	8,557	17,000	6,056	7,137	13,193	13,603	9,944	23,547	3,397	3,249	6,646	30,193
July	2,629	3,219	5,848	2,372	2,384	4,756	4,450	3,538	7,988	1,398	1,218	2,616	10,604
August	1,583	2,477	4,060	1,634	2,139	3,773	3,047	2,849	5,896	1,013	924	1,937	7,833
September	907	1,319	2,226	879	1,056	1,935	1,700	1,487	3,187	526	448	974	4,161
3rd Quarter	5,119	7,015	12,134	4,885	5,579	10,464	9,197	7,874	17,071	2,937	2,590	5,527	22,598
October	1,557	2,246	3,803	1,770	1,958	3,728	2,821	2,899	5,720	982	829	1,811	7,531
November	1,886	1,861	3,747	1,470	1,626	3,096	2,425	2,385	4,810	822	711	1,533	6,343
December	1,043	1,691	2,734	1,135	1,289	2,424	1,951	1,832	3,783	783	592	1,375	5,158
4th Quarter	3,986	5,798	9,784	4,375	4,873	9,248	7,197	7,116	14,313	2,587	2,132	4,719	19,032
Total, 1949	22,224	28,854	51,078	20,365	23,645	44,010	39,368	33,225	72,593	11,710	10,785	22,495	95,088
1950													
January	640	1,162	1,802	1,014	882	1,896	1,227	1,411	2,638	575	485	1,060	3,698
February	1,018	1,598	2,616	1,085	1,251	2,336	1,899	1,676	3,575	717	660	1,377	4,952
March	1,225	1,887	3,112	1,263	1,424	2,687	2,284	1,860	4,144	828	827	1,655	5,799
1st Quarter	2,883	4,647	7,530	3,362	3,557	6,919	5,410	4,947	10,357	2,120	1,972	4,092	14,449

TABLE 3.— EMIGRATION<sup>(1)</sup> FROM CANADA,  
1945 — MARCH, 1950.

Year	Total	Married Females <sup>(2)</sup>	Children under 18 Years <sup>(2)</sup>
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948			
1st Quarter.....	8,200	1,300	1,200
2nd Quarter.....	8,200	1,700	1,600
3rd Quarter.....	8,500	1,900	1,800
4th Quarter.....	9,500	1,800	1,600
Total, 1948	34,400	6,700	6,200
1949 <sup>(3)</sup>			
1st Quarter.....	8,100	1,500	1,300
2nd Quarter.....	8,500	1,700	1,400
3rd Quarter.....	8,500	1,600	1,300
4th Quarter.....	7,400	1,400	1,300
Total, 1949	32,500	6,200	5,300
1950 <sup>(3)</sup>			
1st Quarter.....	6,400	1,500	1,200

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA, 1945 — MARCH, 1950.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) <sup>(1)</sup>
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404 <sup>(3)</sup>	79,359	—(2)
1948 <sup>(4)</sup>	95,340 <sup>(3)</sup>	81,243	—(2)
1949 <sup>(4)</sup>	92,931 <sup>(3)</sup>	90,955 <sup>(3)</sup>	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948 <sup>(4)</sup>	90,194	76,097	56,456
1949 <sup>(4)</sup>			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,376	46,886
1st Quarter	8,396	17,826	—
April	8,466	7,251	48,080
May	12,809	7,374	53,533
June	10,528	7,275	56,787
2nd Quarter	31,803	21,900	—
July	9,086	6,600	59,203
August	8,542	9,109	58,677
September	10,035	7,565	61,115
3rd Quarter	27,663	23,272	—
October	8,964	9,059	61,027
November	8,434	8,700	60,749
December	4,249	6,776	58,169
4th Quarter	21,647	24,535	—
Total, 1949	89,509	87,533	—
1950			
January	2,049	6,480	53,688
February	2,694	4,814	51,468
March	4,111	6,497	48,722
1st Quarter	8,854	17,791	—

(1) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 98).

(2) Not available.

(3) Estimated.

(4) Data for 1948 exclude Yukon and Northwest Territories. Data for 1949 and 1950 exclude Yukon, Northwest Territories and Newfoundland.



TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, CANADA, 1946 — MARCH, 1950.

Period	Starts		Completions				
	5000 Popula- tion and Over	Other Areas	Area		Type of Unit		
			5000 Popula- tion and Over	Other Areas	One Family	Two Family	Multiple
1946	—(1)	—(1)	—(1)	—(1)	50,457	4,206	5,912
1947	45,827	28,564	44,453	27,893	58,883	5,314	8,149
1948	57,671	32,523	48,007	28,090	61,787	4,560	9,750
1949							
January	1,993	1,073	4,552	2,091	5,496	466	681
February	1,344	401	3,817	990	3,761	430	616
March	2,968	617	4,769	1,607	4,831	730	815
1st Quarter	6,305	2,091	13,138	4,688	14,088	1,626	2,112
April	5,806	2,660	5,206	2,045	5,410	714	1,127
May	6,810	5,999	4,784	2,590	5,816	556	1,002
June	7,379	3,149	5,514	1,761	5,209	754	1,312
2nd Quarter	19,995	11,808	15,504	6,396	16,435	2,024	3,441
July	5,259	3,827	4,749	1,851	4,775	488	1,337
August	5,482	3,060	5,000	4,109	7,394	662	1,053
September	6,419	3,616	4,695	2,868	6,062	530	971
3rd Quarter	17,160	10,503	14,444	8,828	18,231	1,680	3,361
October	5,901	3,063	6,155	2,904	7,036	706	1,317
November	4,923	3,511	5,478	3,222	7,312	810	578
December	3,841	408	5,066	1,710	5,320	404	1,052
4th Quarter	14,665	6,982	16,699	7,836	19,668	1,920	2,947
Total, 1949	58,125	31,384	59,785	27,748	68,422	7,250	11,861
1950							
January	1,953	96	4,541	1,939	4,903	792	785
February	2,285	409	3,441	1,373	3,520	502	792
March	3,602	509	5,230	1,267	4,497	582	1,418
1st Quarter	7,840	1,014	13,212	4,579	12,920	1,876	2,995

1) Not available.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1950.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4	2.4	33.7	478	5,334	5,812
May	33.3	3.5	36.8	397	5,880	6,277
June	33.8	2.8	36.6	659	5,570	6,229
2nd Quarter	98.5	8.7	107.1	1,534	16,784	18,318
July	29.4	2.4	31.8	657	4,590	5,247
August	29.1	2.2	31.3	386	4,791	5,177
September	24.7	1.9	26.6	561	4,004	4,565
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
October	24.6	1.9	26.5	881	3,595	4,476
November	22.1	1.4	23.5	591	3,164	3,755
December	18.8	1.2	20.0	395	2,917	3,312
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
January	8.7	.9	9.6	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372	1,811
March	27.0	1.8	28.8	1,001	3,683	4,684
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
April	38.8	2.8	41.6	1,108	5,364	6,472
May	40.9	5.3	46.2	508	6,201	6,709
June	35.7	3.0	38.7	1,156	4,859	6,015
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
July	30.6	2.3	32.9	605	4,619	5,224
August	30.6	2.4	33.0	951	4,262	5,213
September	34.4	2.2	36.6	1,137	4,806	5,943
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
October	24.5	2.2	26.7	649	3,413	4,062
November	26.6 <sup>(1)</sup>	1.4	28.0 <sup>(1)</sup>	1,004	3,338 <sup>(1)</sup>	4,342 <sup>(1)</sup>
December	20.2 <sup>(1)</sup>	.9	21.1 <sup>(1)</sup>	986	2,182 <sup>(1)</sup>	3,168 <sup>(1)</sup>
4th Quarter	71.3 <sup>(1)</sup>	4.5	75.8 <sup>(1)</sup>	2,639	8,933 <sup>(1)</sup>	11,572 <sup>(1)</sup>
Total, 1949	328.4 <sup>(1)</sup>	26.3	354.7 <sup>(1)</sup>	9,895	45,395 <sup>(1)</sup>	55,290 <sup>(1)</sup>
1950						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,809	4,386
1st Quarter	48.3	4.1	52.4	2,031	6,138	8,169

(1) Revised.

TABLE 7.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,  
CANADA, 1945 — MARCH, 1950.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	Apartments <sup>(1)</sup>	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948						
1st Quarter	5.1	45.4	50.6	670	7,560	8,230
2nd Quarter	6.0	119.9	125.9	770	22,462	23,232
3rd Quarter	7.1	109.7	116.9	883	21,064	21,947
4th Quarter	11.9	67.9	79.7	1,407	11,414	12,821
Total, 1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
January	15.1	15.2	30.3	1,788	2,334	4,122
February	3.8	15.5	19.3	448	2,313	2,761
March	5.8	14.1	19.9	685	2,266	2,951
1st Quarter	24.7	44.8	69.5	2,921	6,913	9,834
April	5.3	31.1	36.4	615	4,880	5,495
May	4.3	43.9	48.2	500	7,277	7,777
June	2.6	44.3	46.9	304	7,544	7,848
2nd Quarter	12.2	119.3	131.5	1,419	19,701	21,120
July	5.6	46.6	52.2	662	7,382	8,044
August	4.3	51.6	55.9	512	8,665	9,177
September	11.0	39.8	50.8	1,297	6,331	7,628
3rd Quarter	20.9	138.0	158.9	2,471	22,378	24,849
October	5.8	38.9	44.7	679	6,846	7,525
November	2.7	28.6	31.3	321	4,931	5,252
December	3.2	25.3	28.5	371	3,478	3,849
4th Quarter	11.7	92.8	104.5	1,371	15,255	16,626
Total, 1949	69.5	394.9	464.4	8,182	64,247	72,429
1950						
January	3.6	20.4	24.0	423	2,855	3,278
February	3.5	16.8	20.3	408	2,544	2,952
March	2.6	27.6	30.2	304	3,892	4,196
1st Quarter	9.7	64.8	74.5	1,135	9,291	10,426

(1) Estimated (p. 99).

TABLE 8.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,  
RESIDENTIAL AND OTHER, CANADA,  
1945 — MARCH, 1950.  
(Millions of Dollars)

Year	New Construction				Repair and Maintenance				Total	
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total	Total
1945.....	285.6	420.4	706.0	96.3	368.7	465.0	381.9	789.1	1,171.0	1,171.0
1946.....	412.0	602.0	1,014.0	105.3	395.7	501.0	517.3	997.7	1,515.0	1,515.0
1947.....	539.7	887.0	1,426.7	130.9	456.5	587.4	670.6	1,343.5	2,014.1	2,014.1
1948 <sup>(1)</sup>										
1st Quarter.....	110.6	197.4	308.0	28.8	82.1	110.9	144.7	274.2	418.9	418.9
2nd Quarter.....	129.2	291.8	421.0	34.1	118.8	152.1	158.0	415.1	573.1	573.1
3rd Quarter.....	211.4	370.6	582.0	48.9	161.3	210.2	260.3	531.9	792.2	792.2
4th Quarter.....	216.5	345.5	562.0	50.1	152.7	202.8	266.6	498.2	764.8	764.8
Total, 1948.....	667.7	1,205.3	1,873.0	161.9	514.1	676.0	829.6	1,719.4	2,549.0	2,549.0
1949 <sup>(1)</sup>										
1st Quarter.....	142.9	229.9	372.8	33.0	90.7	123.7	175.9	320.6	496.5	496.5
2nd Quarter.....	168.2	320.8	489.0	38.4	123.2	161.6	206.6	444.0	650.6	650.6
3rd Quarter.....	221.8	381.1	602.9	51.2	148.9	200.1	273.0	530.0	803.0	803.0
4th Quarter.....	229.6	345.5	575.1	52.7	137.9	190.6	282.3	483.4	765.7	765.7
Total, 1949.....	762.5	1,277.3	2,039.8	175.3	500.7	676.0	937.8	1,778.0	2,715.8	2,715.8
1950										
1st Quarter.....	149.5	233.7	383.2	34.1	92.2	126.3	183.6	325.9	509.5	509.5

(1) Revised.

## PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 9.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — MARCH, 1950.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing <sup>(2)</sup>	Total Housing
		With Government Financial Assistance			Other	Total Privately-Initiated Housing		
		Guarantees		Sub-total <sup>(1)</sup>				
		Loans						
1947	230	997	89	1,086	4,531	1,316	5,847	
1st Quarter	1,570	4,739	165	4,932 <sup>(3)</sup>	20,623 <sup>(3)</sup>	6,502 <sup>(3)</sup>	27,125	
2nd Quarter	2,932	3,930	84	4,128 <sup>(3)</sup>	16,005 <sup>(3)</sup>	7,060 <sup>(3)</sup>	23,065	
3rd Quarter	2,458	3,297	49	3,423 <sup>(3)</sup>	12,473 <sup>(3)</sup>	5,881 <sup>(3)</sup>	18,354	
Total, 1947	7,190	12,963	387	13,569	53,632	20,759	74,391	
1948	537	1,972	56	2,032	4,109	2,569	6,678	
1st Quarter	2,703	5,555	106	5,729	24,658	8,432	33,090	
2nd Quarter	4,418	5,533	443	6,010	20,920	10,428	31,348	
3rd Quarter	2,348 <sup>(3)</sup>	4,303	1,491 <sup>(3)</sup>	5,800 <sup>(3)</sup>	10,930 <sup>(3)</sup>	8,148 <sup>(3)</sup>	19,078	
Total, 1948	10,006 <sup>(3)</sup>	17,363	2,096 <sup>(3)</sup>	19,571 <sup>(3)</sup>	60,617 <sup>(3)</sup>	29,577 <sup>(3)</sup>	90,194	
1949	364	2,812	573	3,427 <sup>(3)</sup>	4,605 <sup>(3)</sup>	3,791 <sup>(3)</sup>	8,396	
1st Quarter	1,349 <sup>(3)</sup>	5,265	159	5,442 <sup>(3)</sup>	25,012 <sup>(3)</sup>	6,791 <sup>(3)</sup>	31,803	
2nd Quarter	3,871	6,295 <sup>(3)</sup>	1,684 <sup>(3)</sup>	7,985 <sup>(3)</sup>	15,807 <sup>(3)</sup>	11,856 <sup>(3)</sup>	27,663	
3rd Quarter	2,437 <sup>(3)</sup>	9,857 <sup>(3)</sup>	660 <sup>(3)</sup>	10,517 <sup>(3)</sup>	8,693 <sup>(3)</sup>	12,954 <sup>(3)</sup>	21,647	
4th Quarter	8,021 <sup>(3)</sup>	24,229 <sup>(3)</sup>	3,076 <sup>(3)</sup>	27,371 <sup>(3)</sup>	54,117 <sup>(3)</sup>	35,392 <sup>(3)</sup>	89,509	
Total, 1949	92	2,624	1,349	3,973	4,789	4,065	8,854	
1950								
1st Quarter								

- (1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
- (2) Includes direct Government housing and privately-initiated housing with Government financial assistance.
- (3) Revised.



TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,<sup>(1)</sup>  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — MARCH, 1950.

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans <sup>(2)</sup> \$000
1945 <sup>(3)</sup>	5,142	5,695	23,832
1946	8,429	13,042	61,635
1947	10,549	12,734	61,709
1948			
1st Quarter.....	1,944	2,462	12,018
2nd Quarter.....	5,332	6,664	34,909
3rd Quarter.....	5,622	6,566	34,960
4th Quarter.....	4,041	5,090	26,746
Sub-total	16,939	20,782	108,633
1949			
January.....	816	1,557	8,314
February.....	783	1,356	7,403
March.....	1,137	1,845	9,879
1st Quarter.....	2,736	4,758	25,596
April.....	1,786	2,859	15,395
May.....	1,873	2,301	12,283
June.....	2,247	3,293	17,744
2nd Quarter.....	5,906	8,453	45,422
July.....	2,132	2,485	13,894
August.....	2,116	3,838	20,861
September.....	1,541	2,010	11,127
3rd Quarter.....	5,789	8,333	45,882
October.....	1,385	1,596	9,240
November.....	2,252	3,005	18,123
December.....	1,668	2,630	15,994
4th Quarter.....	5,305	7,231	43,357
Sub-total	19,736	28,775	160,257
1950			
January.....	1,327	1,619	10,398
February.....	1,865	2,971	17,926
March <sup>(4)</sup> .....	2,661	2,902	20,611
1st Quarter <sup>(4)</sup> .....	5,853	7,492	48,935
Total, Feb. 1, 1945— March 31, 1950.....	66,648	88,520	465,001

- (1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.  
(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.  
(3) Covers period February 1 to December 31.  
(4) Preliminary.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN.  
CANADA, FIRST TWO MONTHS, 1949 AND 1950.

Type of Loan	First Two Months, 1949				First Two Months, 1950			
	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$
Housing for Home-Owners:								
Loans to home-owners.....	356	369	1,913	5,184	785	814	5,022	6,171
Loans to builders for sale:								
Integrated housing.....	185	211	1,200	5,689	213	245	1,663	6,786
Other.....	962	1,069	5,743	5,373	2,105	2,268	15,757	6,948
Sub-total.....	1,503	1,649	8,856	5,371	3,103	3,327	22,442	6,746
Housing for Rental Purposes:								
Loans to individuals.....	73	329	1,528	4,644	57	397	1,737	4,374
Rental Insurance.....	22	932	5,320	5,708	32	866	4,145	4,787
Primary industries.....	—	—	—	—	—	—	—	—
Limited Dividend Corporations.....	1	3	12	4,000	—	—	—	—
Sub-total.....	96	1,264	6,860	5,427	89	1,263	5,882	4,657
Total Gross Loans.....	1,599	2,913	15,716	5,395	3,192	4,590	28,324	6,171

TABLE 12.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944. <sup>(1)</sup>  
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,  
FIRST TWO MONTHS 1949 AND 1950.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans \$000	Average Estimated Costs					Average		
				Land \$	Con- struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con- struction Cost per Sq. Ft. \$
1949—											
First Two Months											
Single 1-Storey	648	648	3,240	647	7,087	123	7,857	5,985	5,001	876	8.09
Single 1½-Storey	407	407	2,366	695	8,051	152	8,898	7,092	5,813	1,039	—
Single 2-Storey	235	235	1,506	699	9,192	200	10,091	8,043	6,408	1,283	7.16
Semi-Detached	69	72	456	676	8,990	198	9,864	8,009	6,335	1,177	7.64
Duplex	35	70	336	415	7,512	173	8,100	6,242	4,796	1,151	6.53
Triplex	9	27	126	794	8,161	398	9,353	5,874	4,674	1,128	7.23
Double Duplex	62	132	656	407	7,485	289	8,181	6,252	4,968	1,027	7.29
Row House	92	182	769	329	5,376	129	5,834	5,368	4,229	894	6.01
Apartment	41	1,137	6,249	311	6,463	553	7,327	6,248	5,496	860	7.51
Total	1,598	2,910	15,704	493	7,126	315	7,934	6,437	5,397	950	7.48
1950—											
First Two Months											
Single 1-Storey	1,538	1,538	9,905	758	7,266	151	8,175	7,202	6,440	933	7.78
Single 1½-Storey	995	995	7,433	887	8,280	197	9,364	8,262	7,470	1,095	—
Single 2-Storey	278	278	2,243	839	9,367	214	10,420	9,104	8,068	1,329	7.05
Semi-Detached	73	76	563	804	8,548	239	9,591	8,421	7,411	1,181	7.24
Duplex	89	178	907	571	7,272	239	8,082	6,229	5,096	1,120	6.49
Triplex	8	24	103	720	7,682	295	8,697	5,517	4,300	1,010	7.61
Double Duplex	146	310	1,609	452	6,325	269	7,046	6,117	5,189	973	6.50
Row House	6	12	59	450	7,187	262	7,899	6,250	4,900	960	7.49
Apartment	59	1,179	5,502	259	5,792	347	6,398	5,602	4,667	897	6.46
Total	3,192	4,590	28,324	635	7,194	229	8,058	7,034	6,171	997	7.11

(1) Excluding loan approvals under Sections 9 and 9a.

TABLE 13. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — MARCH, 1950.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st Quarter	0	—	—	—
Total, April, 1946 — March, 1950	39	68	114,090	1,678

TABLE 14.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — MARCH, 1950.

Period	Number of Housing Units			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 <sup>(2)</sup>	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949							
January	54	521	6,152	951	—	394	1,345
February	27	656	5,523	4,028	2	251	4,281
March	113	981	4,655	6,320	2	670	6,992
1st Quarter	194	2,158	—	11,299	4	1,315	12,618
April	183	891	3,947	746	2	217	965
May	526	719	3,754	2,552	3	180	2,735
June	539	1,282	3,011	2,095	—	312	2,407
2nd Quarter	1,248	2,892	—	5,393	5	709	6,107
July	380	604	2,787	2,827	—	408	3,235
August	626	512	2,901	3,139	2	562	3,703
September	1,111	533	3,479	3,186	3	418	3,607
3rd Quarter	2,117	1,649	—	9,152	5	1,388	10,545
October	830	339	3,970	3,867	101	523	4,491
November	427	597	3,800	3,602	4	413	4,019
December	50	169	3,681	5,053	41	885	5,989
4th Quarter	1,307	1,105	—	12,522	146	1,821	14,489
Sub-total	4,866	7,804	—	38,366	160 <sup>(3)</sup>	5,233	43,759
1950							
January	0	360	3,321	321	1	274	596
February	16	346	2,991	1,709	0	272	1,981
March	4	323	2,672	2,581	5	192	2,778
1st Quarter	20	1,029	—	4,611	6	738	5,355
Total, April 1941 — March, 1950.	49,631	46,959	—	214,113	14,052	30,879	259,044

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 15 on p. 39.



TABLE 15.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — APRIL, 1950.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—January.....	97	7,235	3
February.....	91	6,755	4
March.....	84	5,940	4
April.....	73	5,049	4
May.....	68	4,476	4
June.....	48	4,028	4
July.....	48	3,844	4
August.....	48	3,797	4
September.....	65	4,677	4
October.....	63	4,816	4
November.....	59	4,219	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,055	1
April <sup>(2)</sup> .....	48	2,428	1

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at April 30, 1950, total 41.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1949 AND MARCH, 1950.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		March, 1949	Dec., 1949	March, 1950
1.	Excavation . . . . .	1,179	396	383
2.	Foundation . . . . .	1,450	457	453
3.	Water and Sewer under Building . . .	2,646	1,180	867
4.	Framing . . . . .	1,645	1,240	703
5.	Doors, frames and window sash . . .	1,787	1,650	626
6.	Chimneys . . . . .	2,518	1,792	608
7.	Roofs shingled . . . . .	1,955	1,911	691
8.	Plumbing roughed in . . . . .	2,320	1,768	749
9.	Wiring roughed in . . . . .	2,704	2,364	1,343
10.	Insulation . . . . .	3,042	2,678	1,126
11.	Wall and ceiling board and taping . .	3,536	3,021	1,434
12.	Finished flooring laid . . . . .	3,657	3,011	1,569
13.	Exterior finish, including siding and trim . . . . .	2,860	2,533	1,407
14.	Porches . . . . .	3,411	2,417	1,364
15.	Interior trim . . . . .	4,208	3,394	1,744
16.	Interior painting . . . . .	5,260	3,704	2,703
17.	Hardware . . . . .	5,133	3,723	2,437
18.	Plumbing fixtures . . . . .	5,025	3,778	2,442
19.	Electrical work complete . . . . .	5,393	3,784	2,545
20.	Exterior painting . . . . .	8,615	4,189	3,816
21.	Water and sewer to main . . . . .	2,852	1,801	1,286
22.	Electrical services connected . . . . .	5,497	3,828	2,552
23.	Final inspection . . . . .	5,940	4,077	3,055

TABLE 17. — CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — MARCH, 1950.

Type of Project	Number of Appli- cations for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved \$000			
		Construction		Land and Existing Buildings	Total
		New Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects: Sept., 23, 1943 — March, 1950	2,673	17,598	4,046	1,514	23,158
2. Small Holdings, Individual Projects: Sept. 23, 1943 — March, 1950	15,399	45,526	5,175	20,502	71,203
3. Full-Time Farming, Sept. 23, 1943 — March, 1950	8,299	1,977	4,523	17,517	24,017
4. Commercial Fishing, Dominion and Provincial Land Grants to Indian Veterans: Sept. 23, 1943 — March, 1950	3,529	2,965	812	905	4,682
5. Total All Projects: Sept. 23, 1943 — March, 1950	29,900	68,066	14,556	40,438	123,060

TABLE 18.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER  
CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — MARCH, 1950.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services \$000
	Started	Completed	Under Con- struction (At End of Period)	
1. Small Holdings, Sub-Division Projects: Sept. 1943—Dec. 1949	2,673	2,673	—	21,449
1949—1st Quarter	—	—	—	—
1950—1st Quarter	—	—	—	—
Sub-total	2,673	2,673	—	21,449
2. Small Holdings: Individual Projects: Sept. 1943—Dec. 1949	6,320	4,255	2,065	33,268
1949—1st Quarter	183	112	1,728	2,194
1950—1st Quarter	75	475	1,665	2,281
Sub-total	6,395	4,730	—	35,549
3. Full-Time Farming Projects: Sept. 1943—Dec. 1949	794	548	246	5,256
1949—1st Quarter	19	41	230	241
1950—1st Quarter	6	16	236	182
Sub-total	800	564	—	5,438
4. Other Projects: Sept. 1943—Dec. 1949	836	524	312	3,813
1949—1st Quarter	36	21	317	209
1950—1st Quarter	38	38	312	165
Sub-total	874	562	—	3,978
5. All Projects: Sept. 1943—Dec. 1949	10,623	8,000	2,623	63,786
1949—1st Quarter	238	174	2,275	2,644
1950—1st Quarter	119	529	2,213	2,628
Total, Sept., 1943—March, 1950	10,742	8,529	—	66,414

TABLE 19.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,  
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,  
1947—MARCH, 1950<sup>(1)</sup>

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$'000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 <sup>(2)</sup>	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949												
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
2nd Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	9	2,272
3rd Quarter	2	0	2	273	5	278	857	13	870	4,317	4	4,321
4th Quarter	118	0	118	321	12	333	654	1	655	3,596	2	3,598
Sub-total	391	2	393	1,704	31	1,735	—	—	—	13,732	17	13,749
1950												
1st Quarter	0	0	0	259	0	259	395	1	396	1,334	2	1,336
Total <sup>(3)</sup> , Jan., 1947— March, 1950	2,679	1,000	3,679	2,344	1,112	3,456	—	—	—	26,443	1,177	27,610

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Includes 219 units started in remote areas, 47 of which were completed and expenditure on which amounted to \$1.9 million.



TABLE 20.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA. JANUARY, 1949 — MARCH, 1950.

Period	Number of Housing Units			Actual Expenditures \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Im- provements and Other Outlay	Total
1949 <sup>(2)</sup>						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	53	11	64
July	97	—	97	50	—	50
August	559	—	656	295	21	316
September	1,096	—	1,752	1,248	54	1,302
3rd Quarter	1,752	—	—	1,593	75	1,668
October	649	—	2,401	3,041	192	3,233
November	271	—	2,672	2,235	269	2,504
December	92	20	2,744	3,309	725	4,034
4th Quarter	1,012	20	—	8,585	1,186	9,771
Total, 1949	2,764	20	—	10,233	1,272	11,505
1950						
January	44	42	2,746	680	82	762
February	12	79	2,679	1,563	217	1,780
March	16	101	2,594	2,326	357	2,683
1st Quarter	72	222	—	4,569	656	5,225

- (1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 19.
- (2) Not shown are 219 units started in 1949 in remote areas, 29 of which were completed and expenditures, on which amounted to \$1.3 million.

TABLE 21. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
1929 — MARCH, 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans <sup>(1)</sup>	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)		
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	26,832	54,694
1946	57	49	49	25	1,299	3,311	804	2,031
1947	57	58	49	18	1,222	3,191	1,309	3,386
1948	62	85	145	66	1,813	4,663	1,227	3,267
							1,828	4,814
1949								
January	6	7	8	3	151	446	152	457
February	0	—	2	2	58	181	58	182
March	1	2	0	—	43	133	44	135
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
July	11	25	19	8	192	489	200	522
August	12	17	28	10	234	571	238	598
September	15	25	28	11	223	587	226	623
3rd Quarter	38	67	75	29	649	1,647	664	1,743
October	7	10	21	10	208	554	211	574
November	3	2	17	5	214	543	215	550
December	7	17	10	5	232	625	235	647
4th Quarter	17	29	48	20	654	1,722	661	1,771
Sub-total	86	148	162	73	1,958	5,158	1,989	5,379
1950								
January	5	7	5	1	95	264	96	272
February	1	1	5	0	83	219	83	220
March	3	4	6	1	75	195	76	200
1st Quarter	9	12	16	2	253	678	255	692
Total, May, 1929— March, 1950	—	—	—	—	—	—	33,244	74,263

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — MARCH, 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 <sup>(1)</sup>	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949								
January	9	10	26	21	1,493	1,507	1,528	1,538
February	10	16	22	16	1,445	1,421	1,477	1,453
March	13	23	54	46	3,254	3,143	3,321	3,212
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203
April	33	46	52	46	5,385	4,823	5,470	4,915
May	42	73	103	98	3,496	3,269	3,641	3,440
June	69	115	128	121	3,305	3,111	3,502	3,347
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
July	63	92	98	89	3,695	3,786	3,856	3,967
August	36	42	60	58	6,446	7,824	6,542	7,924
September	31	43	74	63	4,847	5,474	4,952	5,580
3rd Quarter	130	177	232	210	14,988	17,084	15,350	17,471
October	57	73	107	88	5,122	5,259	5,286	5,420
November	47	67	107	85	3,278	3,195	3,432	3,347
December	24	37	73	61	1,681	1,647	1,778	1,744
4th Quarter	128	177	287	234	10,081	10,101	10,496	10,511
Sub-total	434	637	904	791	43,447	44,459	44,785	45,887
1950								
January	17	24	13	15	957	986	987	1,025
February	9	18	13	11	3,341	3,691	3,363	3,720
March	29	39	47	40	5,904	5,607	5,980	5,686
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
Total, March, 1945 March, 1950	1,811	2,321	2,546	2,006	120,576	112,745	124,933	117,072

(1) Covers period March 1 December 31.

TABLE 23.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,  
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,  
BY TYPE OF UNIT, CANADA, 1947—MARCH, 1950.

As at End of Month	Units in New Structures				Home Conversion Plan		All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant		
1947								
March	26,867	.7	42	—	26,909	.7	28,990	.6
June	28,074	.5	42	—	28,116	.5	30,214	.5
September	28,769	.4	539	2.0	28,811	.6	30,896	.5
December	30,392	.6	799	.1	31,191	.6	33,270	.5
1948								
March	31,606	.4	1,132	—	32,738	.4	34,803	.4
June	33,260	.8	1,142	—	34,402	.7	36,415	.7
September	33,731	.4	1,392	—	35,123	.4	37,113	.4
December	33,900	.3	1,388	.1	35,288	.3	37,115	.3
1949								
March	35,373	.7	1,505	—	36,878	.7	38,549	.7
June	37,461	.6	1,642	.7	39,103	.6	40,615	.9
September	38,765	.7	1,752	.7	40,517	.7	41,878	.7
December	38,367 <sup>(1)</sup>	.4	1,768	.3	40,135 <sup>(1)</sup>	.4	41,348 <sup>(1)</sup>	.4
1950								
January	37,190	.4	1,768	.3	38,958	.4	41,133	.4
February	38,727	.4	1,768	.3	40,495	.4	41,668	.4
March	38,859	.5	1,768	.3	40,627	.5	41,711	.5

(1) Revised.

TABLE 24.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — MARCH, 1950.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1948									
3rd Quarter	1	100	614	9	363	2,799	10	463	3,413
4th Quarter	5	120	748	21	1,405	10,324	26	1,525	11,072
Sub-total	6	220	1,362	30	1,768	13,123	36	1,988	14,485
1949									
January	5	224	1,611	4	158	1,195	9	382	2,806
February	7	330	2,448	4	78	572	11	408	3,020
March	11	439	3,349	15	305	2,463	26	744	5,812
1st Quarter	23	993	7,408	23	541	4,230	46	1,534	11,638
April	3	52	345	14	404	2,888	17	456	3,233
May	7	261	1,936	-1	-62	-455	6	199	1,481
June	9	989	7,312	-7	-327	-2,400	2	662	4,912
2nd Quarter	19	1,302	9,593	6	15	33	25	1,317	9,626
July	7	458	3,235	9	403	3,299	16	861	6,534
August	5	737	4,703	0	30	158	5	767	4,861
September	5	95	591	1	1,121	7,861	6	1,216	8,452
3rd Quarter	17	1,290	8,529	10	1,554	11,318	27	2,844	19,847
October <sup>(1)</sup>	6	153	1,184	2	70	529	8	223	1,713
November <sup>(1)</sup>	5	606	3,816	1	-115	-1,012	6	491	2,804
December <sup>(1)</sup>	2	734	4,667	4	577	3,573	6	1,311	8,240
4th Quarter <sup>(1)</sup>	13	1,493	9,667	7	532	3,090	20	2,025	12,757
Sub-total <sup>(1)</sup>	72	5,078	35,197	46	2,642	18,671	118	7,720	53,868
1950									
January	4	80	628	1	171	1,449	5	251	2,077
February	1	48	433	5	389	2,620	6	437	3,053
March	1	108	723	6	734	5,012	7	842	5,735
1st Quarter	6	236	1,784	12	1,294	9,081	18	1,530	10,865
Total, July, 1948 — March, 1950	84	5,534	38,343	88	5,704	40,875	172	11,238	79,218

TABLE 25.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,  
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM RENT  
PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948 — MARCH, 1950.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
<b>1948</b>				
July	4.0	865	8,036	83.86
August	4.0	912	7,320	69.00
September	4.0	904	7,328	79.97
3rd Quarter	4.0	902	7,371	79.85
October	4.0	869	6,779	78.50
November	3.7	844	7,149	81.48
December	3.9	898	7,452	82.55
4th Quarter	3.8	873	7,261	81.71
Sub-total	3.9	879	7,286	81.28
<b>1949</b>				
January	3.8	912	7,345	83.65
February	3.7	952	7,403	85.59
March	4.1	896	7,811	80.12
1st Quarter	3.9	915	7,587	82.46
April	3.7	912	7,089	78.45
May	3.6	917	7,445	84.94
June	4.2	906	7,419	70.23
2nd Quarter	4.0	910	7,309	75.30
July	4.0	924	7,589	73.81
August	4.1	936	6,337	57.09
September	4.1	880	6,951	63.07
3rd Quarter	4.1	908	6,978	64.71
October	3.6	895	7,679	78.52
November	3.8	938	5,711	49.32
December	4.6	957	6,285	58.33
4th Quarter	4.3	945	6,299	58.37
Sub-total	4.1	920	6,978	68.38
<b>1950</b>				
January	3.9	944	8,275	82.09
March	4.5	971	6,986	64.78
February	4.4	962	6,811	63.05
1st Quarter	4.3	962	7,101	66.67
Total, July, 1948— March, 1950	4.1	918	7,049	70.04



TABLE 26.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — MARCH, 1950.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947(a)	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948												
1st Quarter	12	87	532	0	—	—	—	4	26	13	91	558
2nd Quarter	6	76	547	0	—	—	7	68	671	13	144	1,218
3rd Quarter	1	8	59	0	—	—	4	34	183	5	42	242
4th Quarter	7	82	615	1	40	247	2	6	277	9	128	892
Sub-total	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
1949												
1st Quarter	11	196	1,227	17	392	2,803	8	42	438	25	459	3,228
2nd Quarter	3	66	482	9	261	1,923	2	18	103	11	279	2,025
3rd Quarter	1	144	842	29	587	3,982	6	6	154	35	593	4,136
4th Quarter	3	205	1,601	24	1,261	8,320	0	—	—	25	1,325	8,785
Sub-total	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
January	41	1,405	10,294	41	1,405	10,294	0	—	—	41	1,405	10,294
February	4	100	576	9	435	3,071	0	—	—	12	463	3,239
March	4	147	1,097	2	116	1,907	0	—	—	4	147	1,097
1st Quarter	49	1,650	11,967	52	1,912	14,272	0	—	—	57	2,015	14,630
Total, June, 1947— March, 1950	115	2,665	18,632	132	4,453	31,547	36	397	3,635	221	5,446	38,257

(1) Covers period June to December.

TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT,  
FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE  
FOOT, CANADA, JUNE, 1947 — MARCH, 1950.

Period	Estimated Costs				Floor Area per Housing Unit Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
	Land \$	Construction \$	Equipment and Other \$	Total \$				
1947 <sup>(1)</sup>	207	5,914	753	6,874	969	6.10	4.7	58.06
1948	270	6,404	373	7,047	981	6.44	4.6	61.96
1949								
January	298	5,915	614	6,827	861	6.87	3.6	85.35
February	343	5,960	320	6,623	974	6.12	4.6	76.01
March	451	6,403	473	7,327	976	6.56	3.9	85.30
1st Quarter	385	6,169	479	7,033	944	6.54	4.0	83.27
April	371	5,746	669	6,786	889	6.23	3.8	75.95
May	413	6,332	707	7,452	948	6.68	3.8	87.48
June	—	—	—	—	—	—	—	—
2nd Quarter	400	6,162	696	7,258	934	6.58	3.8	84.13
July	367	5,916	518	6,801	1,013	5.84	4.7	76.47
August	530	6,159	916	7,605	984	7.73	4.7	63.09
September	470	5,978	569	7,017	906	7.75	3.7	82.21
3rd Quarter	408	5,968	599	6,975	998	6.98	4.6	74.39
October	139	5,143	811	6,093	841	6.12	3.5	72.44
November	240	5,172	493	5,905	889	5.82	4.0	53.23
December	392	5,877	423	6,692	930	6.32	3.8	72.69
4th Quarter	370	5,806	454	6,630	922	6.29	3.8	72.22
Annual Average	384	5,942	516	6,842	937	6.35	4.0	75.87
1950								
January	291	6,377	659	7,327	864	7.38	3.9	80.79
February	298	5,860	837	6,995	873	6.72	3.8	74.36
March	293	6,844	326	7,463	979	6.98	4.7	68.08
1st Quarter	293	6,292	675	7,261	874	7.19	4.0	78.39
Average, June, 1947 — March, 1950	330	6,113	581	7,024	919	6.65	4.1	74.55

(1) Covers period June to December.

TABLE 28. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,  
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — MARCH, 1950.

Period	Veterans' Land Act, 1942	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1048	Rental Housing Projects	Armed Service Quarters <sup>(1)</sup>	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945 <sup>(2)</sup>	2,657	6,923	—	—	—	—	—	1,000	238	—	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947	1,213	7,282	17	5,748	9,132	542	812	1,496	1,220	2,447	29,909
1948	1,226	8,321	—	6,320	3,220	1,679	2,000	584	728	359	24,437
1949											
1st Quarter	109	540	—	559	345	905	—	101	—	—	2,559
2nd Quarter	141	1,040	—	919	190	689	—	32	243	—	3,254
3rd Quarter	148	2,479	—	911	121	513	3,342	—	104	—	7,618
4th Quarter	43	359	—	574	54	434	295	—	30	—	1,789
Sub-total	441	4,418	—	2,963	710	2,541	3,637	133	377	—	15,220
1950											
January	6	125	—	31	6	—	—	—	303	—	471
February	3	7	—	129	4	—	—	—	1	—	144
March	—	—	—	107	2	—	—	—	—	—	109
1st Quarter	9	132	—	267	12	—	—	—	304	—	724
Total, Aug. 23, 1945 March, 1950	7,249	32,286	3,332	18,536	20,290	4,762	6,449	4,248	4,112	5,632	106,896

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.

(2) Covers period Aug. 23 — December 31.

TABLE 29.— OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO,  
NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED, AND  
AMOUNT OF LOANS ADVANCED,  
MAY, 1948 — MARCH, 1950.

Period	Number of Loans and Housing Units Approved	Amount of Loans Approved \$000	Amount of Loans Advanced \$000
1948			
May-June.....	597	623	90
July.....	330	343	202
August.....	404	421	226
September.....	495	527	334
3rd Quarter.....	1,229	1,292	763
October.....	564	608	449
November.....	534	587	431
December.....	744	819	667
4th Quarter.....	1,842	2,015	1,548
Sub-total.....	3,668	3,929	2,401
1949			
January.....	536	603	607
February.....	588	705	602
March.....	681	705	712
1st Quarter.....	1,805	2,013	1,921
April.....	563	638	701
May.....	742	861	836
June.....	862	994	864
2nd Quarter.....	2,167	2,493	2,401
July.....	638	737	858
August.....	1,049	1,310	997
September.....	1,338	1,198	1,093
3rd Quarter.....	3,025	3,245	2,948
October.....	1,111	1,040	1,390
November.....	1,430	1,650	1,362
December.....	1,151	1,323	1,487
4th Quarter.....	3,692	4,013	4,239
Sub-total.....	10,689	11,764	11,509
1950			
January.....	694	795	1,196
February.....	196	225	689
March.....	62	72	364
1st Quarter.....	952	1,092	2,249
Gross total, May, 1948— March, 1950.....	15,309	16,785	16,159
Cancellations.....	227	257	0
Net total, May, 1948— March, 1950.....	15,082	16,528	16,159

TABLE 30.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,<sup>(1)</sup> NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — APRIL, 1950.

Period	Loans Approved		Provincial Commitment		Number of Housing Units
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
Total, January, 1948 — April, 1950	3,366	18,316	5,723	1,700	3,864

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4  
REAL ESTATE LENDING

TABLE 31. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — MARCH, 1950.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate				Farms			Total	
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	
	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Amount of Loans \$000							
1947	19,603	25,582 <sup>1</sup>	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134	
1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304	
1949															
1st Quarter	5,662	8,100	37,955	4,744	7,434	19,503	252	7,905	380	9,118	280	1,435	11,318	75,916	
2nd Quarter	9,265	11,826	58,479	6,943	10,647	29,273	280	8,638	401	7,534	465	1,931	17,354	105,855	
3rd Quarter	10,493	12,469	61,674	6,097	8,503	23,580	262	10,907	393	11,190	320	1,326	17,565	108,677	
4th Quarter	8,787	10,630	54,066	5,765	8,970	24,636	248	9,462	404	12,609	514	2,224	15,718	102,998	
Total, 1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446	
1950															
January	2,147	2,690	14,368	1,299	2,027	5,761	64	2,319	158	5,405	32	151	3,700	28,004	
February	2,138	2,895	15,312	1,632	2,585	7,282	69	3,461	142	2,638	92	450	4,073	29,144	
March	3,185	3,834	21,017	2,258	3,591	9,748	79	2,198	150	2,616	97	517	5,769	36,095	
1st Quarter	7,470	9,419	50,697	5,189	8,203	22,791	212	7,978	450	10,658	221	1,118	13,542	93,243	

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 32 because in two instances one loan covered several single dwellings (see footnotes 1, page 56, and 3, page 57, of Table 32).



TABLE 32.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1950.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Loans	Amount \$000	Number of Loans of Units	Number of Units	Amount \$000	Number of Loans	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Units
1947	14,336 <sup>(1)</sup>	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	2,467	9,664	282	1,016	2,736		
1948	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	876	3,084	3,084	12,564	372	1,179	2,857		
1949																		
1st Quarter	3,653	19,757	573	2,719	10,968	429	2,168	12	51	159	748	748	3,208	86	265	598		
2nd Quarter	6,408	35,818	516	2,466	11,084	469	2,272	13	35	122	1,401	1,401	6,017	102	313	662		
3rd Quarter	7,826	43,807	405	1,828	7,332	408	1,774	32	99	264	1,344	1,344	5,689	161	511	1,044		
4th Quarter	6,424	37,355	465	1,852	7,051	530	2,767	24	73	210	1,011	1,011	4,321	166	494	1,273		
Total, 1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	4,504	19,235	515	1,583	3,577		
1950																		
January	1,600	9,871	118	548	2,186	69	310	14	39	102	290	290	1,355	41	122	453		
February	1,556	9,987	124	783	3,005	83	447	12	36	109	296	296	1,327	35	97	285		
March	2,425	14,864	125	617	2,830	66	382	8	24	62	460	460	2,149	59	181	487		
1st Quarter	5,581	34,722	367	1,948	8,021	218	1,139	34	99	273	1,046	1,046	4,831	135	400	1,225		

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 32. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1950.—*Concluded.*

Period	Fraternal Societies <sup>(1)</sup>						Fire Insurance Companies						All Lending Institutions <sup>(2)</sup>					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	
1947	102	519	134	320	1,242	2	13	30	2	33	137	17,573 <sup>3</sup>	80,776	1,850	7,808	25,366		
1948	362	2,034	242	651	2,628	3	12	23	3	53	209	25,778	129,835	2,818	10,359	38,699		
1949																		
1st Quarter	108	653	46	116	390	4	3	24	4	7	30	4,942	25,810	720	3,158	12,145		
2nd Quarter	266	1,607	81	410	777	2	7	10	2	56	108	8,546	45,725	719	3,280	12,753		
3rd Quarter	176	905	113	246	744	26	2	95	20	5	20	9,780	52,271	713	2,689	9,404		
4th Quarter	108	602	44	109	344	6	9	54	6	23	92	8,079	45,099	708	2,551	8,971		
Total, 1949	658	3,768	284	881	2,255	38	21	183	38	91	250	31,347	168,905	2,860	11,678	43,273		
1950																		
January	11	60	1	3	7	2	1	12	2	6	10	1,972	11,610	175	718	2,758		
February	23	100	8	20	47	1	—	5	—	—	—	1,959	11,866	179	936	3,446		
March	24	98	18	37	145	—	—	—	—	—	—	2,975	17,493	210	859	3,524		
1st Quarter	58	258	27	60	199	3	1	17	3	6	10	6,906	40,969	564	2,513	9,728		

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 31.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 33.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,  
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,  
1945 — MARCH, 1950.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	47,964	17,667	53,273
1946	22,289	63,785	21,770	61,595
1947	24,095	67,532	22,485	59,568
1948				
1st Quarter	5,143	13,772	5,100	13,171
2nd Quarter	7,707	20,637	6,126	15,821
3rd Quarter	7,706	20,635	5,752	14,855
4th Quarter	8,971	24,022	6,323	16,331
Total, 1948	29,527	79,066	23,301	60,178
1949				
1st Quarter	7,065	16,755	5,667	13,383
2nd Quarter	9,798	23,236	6,780	16,012
3rd Quarter	10,347	24,538	5,995	14,158
4th Quarter	11,883	28,181	7,041	16,628
Total, 1949	39,093	92,710	25,483	60,181
1950 <sup>(2)</sup>				
1st Quarter	8,289	— <sup>(1)</sup>	5,921	— <sup>(1)</sup>

(1) Not available.

(2) Preliminary.

SECTION 5  
BUILDING MATERIALS

TABLE 34.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,  
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC  
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING  
LUMBER, CANADA, 1945 — MARCH, 1950.  
(1939 = 100)

Period	Production			Domestic <sup>(1)</sup> Disappearance
	Lumber	Other <sup>(2)</sup> Construction Materials	Total <sup>(2)</sup>	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948				
January.....	103.4	215.3	131.0	199.6
February.....	114.9	208.6	138.0	195.2
March.....	123.8	226.6	149.2	222.6
April.....	106.4	228.8	136.7	229.7
May.....	152.8	222.4	169.8	227.3
June.....	183.3	243.5	183.7	238.5
July.....	188.0	221.5	195.9	214.1
August.....	177.7	246.0	194.3	229.7
September.....	158.8	263.0	184.5	257.3
October.....	124.5	270.6	160.7	251.8
November.....	87.7	257.5	129.9	254.3
December.....	89.5	231.6	124.7	209.2
Annual Average	134.2	236.3	158.2	227.4
1949				
January.....	102.3	233.4	134.8	217.8
February.....	110.5	212.6	167.9	204.3
March.....	134.2	255.7	164.2	246.3
April.....	100.0	235.2	133.5	238.4
May.....	166.2	249.0	186.6	258.0
June.....	209.5	265.9	223.2	281.6
July.....	183.0	224.7	193.1	236.0
August.....	174.4	267.0	197.2	279.6
September.....	146.3	274.6	178.0	300.3
October.....	117.0	291.9	160.4	310.5
November.....	97.8	279.0	142.8	297.7
December.....	93.2	243.3	130.5	228.1
Annual Average	136.2	252.7	167.7	257.4
1950 <sup>(2)</sup>				
January.....	83.1	239.4	121.9	217.9
February.....	115.3	233.4	144.5	214.4
March.....	140.5	271.6	172.9	248.3

(1) Data for 1949 revised.

(2) Preliminary.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1950.  
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber <sup>(1)</sup>	Hardwood Flooring <sup>(2)</sup>	Wood Fibre Insulating Board	Building Brick <sup>(3)</sup>	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{4}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— <sup>(4)</sup>	164.7	190.9	— <sup>(4)</sup>	— <sup>(4)</sup>	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947	5,877.9	52,250	203.1	292.2	1,025.0	3,959.1	150.2
1948							
1st Quarter	1,198.0	15,583	49.8	57.2	300.2	1,171.7	30.4
2nd Quarter	1,528.0	15,957	54.4	78.5	274.6	1,171.9	40.6
3rd Quarter	1,797.9	16,557	57.2	92.9	325.9	1,295.4	44.4
4th Quarter	1,069.1	17,910	59.3	88.1	296.9	1,427.7	41.9
Total, 1948	5,593.0	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	338.3	5,759	20.2	23.9	105.6	407.7	13.8
February	365.1	6,394	20.1	20.9	85.7	431.5	12.0
March	443.5	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,146.9	19,381	63.3	68.0	308.2	1,225.4	39.9
April	330.4	6,580	22.5	24.2	94.7	360.3	10.3
May	549.5	6,300	20.8	29.6	92.7	382.9	13.6
June	692.7	6,270	21.1	30.6	86.2	413.0	14.1
2nd Quarter	1,572.6	19,150	64.4	84.4	273.6	1,156.2	38.0
July	605.0	5,406	12.2	31.3	74.4	342.4	17.7
August	576.5	6,401	13.9	31.5	120.2	304.7	16.8
September	483.5	6,207	14.9	31.6	76.1	328.3	15.1
3rd Quarter	1,665.0	18,014	41.0	94.4	270.7	975.4	49.6
October	386.7	7,855	18.3	32.3	101.5	329.7	15.8
November	323.4	7,680	19.3	31.2	150.6	320.7	15.8
December	308.1	7,420	17.2	27.7	108.4	355.6	13.9
4th Quarter	1,018.2	22,955	54.8	91.2	360.5	1,006.0	45.5
Total, 1949	5,402.7	79,500	223.5	338.0	1,213.0	4,363.0	173.0
1950							
January	274.6	5,760	14.1	23.9	115.6	321.7	14.2
February	381.0	6,400	14.6	20.9	117.5	327.6	12.6
March	464.2	7,240	17.0	23.3	120.6	373.5	13.4
1st Quarter	1,119.8	19,400	45.7	68.1	353.7	1,022.8	40.2

(1) Data for 1949 and 1950 are estimated.

(2) (See p. 103).

(3) Data on production of building brick for the period 1949 and 1950 are estimated (see p. 103).

(4) Not available.

TABLE 35.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1950 — *Continued.*  
(In Units Specified)

Period	Iron and Steel Products					Mineral Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe, Tubes and Fittings	Structural Steel	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	25.1	65.2	123.1	115.5	58.9	54.8	10.1
1947	32.5	77.7	120.2	161.2	77.4	82.3	9.8
1948							
1st Quarter	10.4	23.8	38.7	46.7	19.9	15.3	2.1
2nd Quarter	10.9	22.2	31.5	43.4	22.0	18.0	2.2
3rd Quarter	11.2	22.1	30.2	42.7	22.2	23.8	2.3
4th Quarter	14.2	25.3	33.1	40.1	22.7	36.3	3.5
Total, 1948	45.7	93.4	133.5	172.9	86.8	93.4	10.1
1949							
January	4.6	8.1	15.2	17.2	7.2	13.6	1.2
February	3.8	8.4	13.9	10.4	6.5	9.7	.9
March	4.0	9.3	18.6	18.2	7.5	5.7	.8
1st Quarter	12.4	25.8	47.7	45.8	21.2	29.0	2.9
April	3.0	7.5	16.0	15.3	7.7	6.2	.9
May	2.9	7.9	16.0	9.2	8.1	8.7	1.0
June	2.5	7.5	20.5	17.0	8.2	9.4	1.3
2nd Quarter	8.4	22.9	52.5	41.5	24.0	24.3	3.2
July	2.3	3.4	13.2	15.9	4.4	10.2	1.1
August	3.4	7.7	14.4	13.8	7.5	14.3	1.5
September	4.5	8.0	15.4	14.3	8.3	14.7	1.7
3rd Quarter	10.1	19.1	43.0	44.0	20.2	39.2	4.3
October	4.6	8.0	12.1	19.2	7.9	17.3	1.6
November	5.5	8.3	16.5	13.5	8.4	14.8	1.4
December	4.4	7.3	14.2	16.2	8.0	11.8	1.3
4th Quarter	14.5	23.6	42.8	48.9	24.3	43.9	4.3
Total, 1949	45.4	91.4	186.0	180.2	89.7	136.4	14.7
1950							
January	3.7	8.1	13.2	12.9	7.1	10.2	1.1
February	3.6	9.2	14.1	10.7	6.5	7.8	1.0
March	3.3	4.9	16.8	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	44.1	36.5	21.1	27.6	3.2



TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1950 — *Continued.*  
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices <sup>(1)</sup>			
	Cement	Concrete Blocks <sup>(1)</sup>	Cement Pipe and Tile <sup>(1)</sup>	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—	—	—	—	—	—
1946	10.7	31.7	94.8	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8	134.7	2,344.6	2,121.2	5,794.5	67.0
1948							
1st Quarter	3.1	8.7	32.8	798.0	559.1	2,266.7	19.8
2nd Quarter	3.4	13.4	41.9	716.0	602.5	2,317.9	23.4
3rd Quarter	3.8	14.5	51.4	534.5	439.3	2,350.7	15.4
4th Quarter	3.7	13.6	33.2	584.0	601.5	2,255.1	22.5
Total, 1948	14.0	50.2	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2
March	1.3	3.5	8.3	231.8	231.1	884.0	6.9
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
April	1.3	3.8	8.1	226.3	159.1	727.4	4.8
May	1.4	4.6	11.0	166.3	174.3	736.6	3.8
June	1.4	5.0	12.0	166.2	158.4	622.9	4.0
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
July	1.4	4.5	11.0	107.6	79.8	311.7	4.9
August	1.5	4.5	11.3	138.2	175.5	429.5	7.9
September	1.4	4.4	10.3	88.1	104.4	241.1	8.2
3rd Quarter	4.3	13.4	32.6	339.9	359.7	982.3	21.0
October	1.5	4.2	11.0	166.7	185.1	332.4	8.6
November	1.4	4.6	9.9	149.8	159.9	499.2	10.4
December	1.3	3.0	9.3	179.2	162.1	378.5	9.2
4th Quarter	4.2	11.8	30.2	495.7	507.1	1,210.1	28.2
Total, 1949	16.1	48.2	117.1	2,064.4	1,995.0	5,698.8	87.2
1950							
January	1.2	3.8	6.8	152.6	133.2	468.2	8.8
February	1.1	2.9	8.3	167.9	102.3	401.1	8.6
March	1.3	3.0	10.0	193.2	148.4	169.0	7.4
1st Quarter	3.6	9.7	25.1	513.7	383.9	1,038.3	24.8

(1) Data for 1945 are not available. Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1950.— *Continued.*  
(In Units Specified)

Period	Gypsum Products			Builders' <sup>(1)</sup> Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster <sup>(1)</sup>		Bath Tubs	Sinks <sup>(2)</sup>	Wash Basins <sup>(2)</sup>
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons	\$000	Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,243.8	56.3	—	—
1946	203.4	75.0	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948							
1st Quarter	61.5	30.3	27.7	2,248.4	26.4	35.5	26.1
2nd Quarter	56.1	38.8	33.3	2,475.0	26.0	36.9	26.9
3rd Quarter	58.1	40.9	38.5	2,182.0	21.9	29.4	24.1
4th Quarter	62.0	43.9	37.6	2,513.8	27.7	37.8	32.5
Total, 1948	237.7	153.0	137.1	9,419.2	102.1	139.6	109.6
1949							
January	18.1	16.2	10.6	848.0	11.1	12.8	10.0
February	15.9	13.9	10.9	805.5	10.5	13.8	9.1
March	19.9	14.4	12.5	982.0	11.6	19.4	10.1
1st Quarter	53.9	44.5	34.0	2,635.5	33.2	46.0	29.2
April	19.8	13.6	13.8	861.1	11.2	22.9	11.4
May	19.9	14.9	13.5	809.6	11.4	21.2	10.7
June	19.4	15.4	14.9	842.2	11.2	17.0	10.8
2nd Quarter	59.1	43.9	42.2	2,512.9	33.8	61.1	32.9
July	15.7	9.8	13.3	636.0	6.3	8.5	8.3
August	20.1	14.2	14.9	735.7	11.4	11.8	11.8
September	16.6	17.0	16.1	897.2	13.2	13.5	16.4
3rd Quarter	52.4	41.0	44.3	2,268.9	30.9	33.8	36.5
October	21.3	15.9	16.1	846.9	13.8	14.8	13.2
November	20.9	15.9	14.3	857.6	12.4	23.8	13.9
December	20.5	15.8	13.1	674.0	8.4	16.0	14.6
4th Quarter	62.7	47.6	43.5	2,378.5	34.6	54.6	41.7
Total, 1949	228.1	177.0	164.0	9,795.8	132.5	195.5	140.3
1950							
January	19.2	15.4	11.3	699.3	14.2	8.6	17.1
February	18.2	16.4	11.0	786.6	13.4	12.1	15.8
March	23.5	16.9	13.6	880.2	14.1	20.0	17.0
1st Quarter	60.9	48.7	35.9	2,366.1	41.7	40.7	49.9

(1) Data for 1949 and 1950 are estimated (see p. 105).

(2) Data for 1945 are not available.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1950.— *Concluded.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air <sup>(1)</sup> Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt <sup>(2)</sup> Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	13.6	7,179.1	128.8	57.2	1,433.0	29.5
1946	46.6	14.3	8,006.9	138.4	76.6	1,982.6	38.8
1947	54.3	18.1	8,726.7	157.7	121.0	2,085.6	46.7
1948							
1st Quarter	13.7	4.7	2,403.2	53.7	30.5	501.7	13.0
2nd Quarter	13.3	4.1	2,159.1	48.3	32.2	518.1	10.2
3rd Quarter	13.4	4.0	1,765.6	36.4	28.5	572.6	11.0
4th Quarter	22.1	5.4	2,257.8	42.2	34.1	451.4	11.2
Total, 1948	62.5	18.2	8,585.7	180.6	146.7	2,043.8	45.4
1949							
January	5.8	1.4	667.7	16.5	9.2	108.1	2.5
February	5.8	1.3	666.3	12.2	8.8	84.9	2.4
March	6.2	1.2	747.9	13.7	9.6	103.1	2.5
1st Quarter	17.8	3.9	2,081.9	42.4	27.6	296.1	7.4
April	4.8	1.0	548.7	15.8	13.3	134.1	3.1
May	5.4	.9	458.8	20.0	14.4	209.2	2.6
June	6.0	.9	458.4	18.2	16.6	241.2	3.0
2nd Quarter	16.2	2.8	1,465.9	54.0	44.3	584.5	8.7
July	3.6	.6	227.1	13.3	10.8	241.5	3.2
August	5.5	1.1	412.1	16.2	10.0	262.6	4.4
September	7.5	1.2	426.4	18.7	14.2	283.9	4.3
3rd Quarter	16.6	2.9	1,065.6	48.2	35.0	788.0	11.9
October	7.8	1.7	471.8	20.7	11.3	243.5	4.5
November	9.4	1.6	557.8	20.9	22.4	151.0	4.6
December	7.1	1.7	759.8	11.6	14.9	77.3	2.8
4th Quarter	24.3	5.0	1,789.4	53.2	48.6	471.8	11.9
Total, 1949	74.9	14.6	6,402.8	197.8	155.5	2,140.4	39.9
1950							
January	7.0	1.7	573.7	16.9	12.5	102.2	4.2
February	6.5	1.5	589.6	15.0	14.1	122.2	2.9
March	6.0	1.6	679.3	18.1	19.4	139.7	3.1
1st Quarter	19.5	4.8	1,942.6	50.0	46.0	364.1	10.2

(1) Data for 1949 and 1950 estimated (see p. 105).

(2) Excludes siding.

TABLE 36. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — MARCH, 1950.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, Tubes and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948	January	.5	1.2	16.6	21.4	75.9	24.2	1.5	9.3	8.7	7.3	4.0
	February	.6	1.6	17.2	22.6	90.0	29.7	3.2	10.8	10.1	6.5	2.3
	March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	11.7	10.4	8.0	2.2
	April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	13.1	9.5	5.2	4.2
	May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	10.2	7.9	8.2	2.6
	June	1.5	1.1	28.3	19.8	97.2	23.8	3.4	9.1	9.2	8.8	1.8
	July	1.4	.7	29.4	21.3	116.0	14.7	3.3	8.0	7.3	7.1	1.2
	August	1.4	.6	28.3	22.3	115.1	16.0	3.6	8.6	8.8	6.8	2.1
	September	1.5	.3	31.0	21.2	105.1	12.8	4.2	11.3	10.2	8.1	1.8
	October	1.4	.4	39.3	20.7	89.4	10.5	4.0	12.3	7.8	8.1	1.7
	November	1.3	.3	30.0	19.4	115.8	10.7	4.6	11.6	8.8	7.5	1.5
	December	.7	.6	25.5	20.2	96.3	19.0	4.3	11.9	7.5	5.2	3.4
1949	January	.6	1.1	22.0	20.9	108.4	16.2	4.1	13.2	8.5	8.5	2.1
	February	.9	1.3	19.6	20.1	77.1	24.8	2.9	14.0	6.6	6.6	2.0
	March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	17.2	7.2	7.2	2.0
	April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	17.2	6.0	7.3	2.4
	May	1.5	.9	27.9	22.5	104.9	26.1	2.7	18.6	3.4	8.8	1.7
	June	1.6	.7	29.1	24.1	91.9	20.5	3.0	17.4	6.5	9.2	.7
	July	1.5	.6	29.0	26.0	80.7	14.3	3.0	15.2	4.5	5.4	1.1
	August	1.7	.4	30.2	26.1	119.4	15.1	3.6	14.5	5.5	6.9	2.9
	September	1.6	.2	30.5	25.7	78.0	13.2	4.6	15.6	5.3	8.0	4.4
	October	1.5	.3	30.7	25.0	95.3	20.1	4.4	14.5	17.4	8.2	4.7
	November	1.3	.7	28.6	29.5	137.6	33.1	4.8	16.7	18.7	8.2	3.9
	December	.8	.8	23.9	30.1	99.1	35.9	3.2	15.2	17.6	7.2 <sup>(1)</sup>	5.6
1950	January	.6	1.4	20.5	31.9	79.9	65.3	2.5	10.4	21.5	6.1	6.8
	February	.8	1.7	18.5	32.7	78.7	102.4	1.9	11.0	24.8	5.8	7.6
	March	1.2	1.8	25.7	30.0	92.0	131.0	2.7	14.8	30.1	7.7	7.6

(1) Revised.

TABLE 36. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — MARCH, 1950 — *Continued.*  
(In Units Specified)

Period	Bath Tubs			Sinks			Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Mineral Wool	
	Thousands of Units			Thousands of Units			Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month		Sales	Stocks at End of Month		Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948														
January	7.5	1.1		11.5	4.9		18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	9.1	1.0		11.0	5.6		20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	9.4	1.3		12.8	6.0		21.7	1.7	11.2	.6	12.4	.7	4.4	.6
April	10.0	1.2		13.3	7.0		21.5	2.1	12.1	.6	12.5	.7	5.9	.7
May	7.9	1.3		11.9	6.2		20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.5	1.5		12.2	6.7		15.2	1.3	12.1	.8	12.5	.8	6.1	.5
July	7.1	1.7		10.0	6.4		19.5	1.5	11.5	.4	14.5	.7	6.0	.5
August	6.4	1.2		8.5	5.3		18.4	1.3	15.2	1.3	14.6	.7	8.4	.4
September	8.3	1.5		11.7	6.5		19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
October	8.5	1.7		12.8	6.7		21.9	1.7	14.0	1.3	17.4	1.2	12.5	.9
November	10.3	1.7		13.6	6.9		19.9	1.2	15.4	1.9	15.2	1.0	11.2	.8
December	9.5	.6		14.6	4.3		21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949														
January	10.1	1.6		12.6	4.3		18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0		13.4	4.1		15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1		18.1	5.4		19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
April	10.6	7.9		22.4	11.6		19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
May	10.7	6.7		16.1	15.0		20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
June	9.9	2.2		16.7	6.9		19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
July	6.7	1.8		18.3	5.8		15.4	1.7	9.9	1.7	15.4	1.1	9.5	.9
August	10.3	3.6		10.6	14.1		19.9	1.8	13.6	1.2	17.2	1.2	10.5	2.0
September	13.8	2.3		13.8	7.9		17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
October	13.7	2.4		15.2	7.3		21.1	1.4	15.7	1.4	18.5	1.2	17.2	2.1
November	12.1	2.6		17.4	13.8		20.3	1.9	16.4	.9	16.7	1.1	15.1	1.9
December	9.5	1.2		12.0	12.1		21.2	1.2	15.9	.7	15.5	.9	11.6	2.0
1950														
January	13.5	2.7		11.0	17.3		18.9	1.5	15.1	1.1	12.7	1.4	9.2	3.0
February	10.1	5.2		10.7	12.7		18.3	1.4	15.7	1.7	13.0	1.2	7.7	3.1
March	8.3	11.0		16.9	15.8		22.9	2.1	17.3	1.4	15.8	1.2	10.1	2.6



Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0 <sup>(1)</sup>	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0 <sup>(1)</sup>	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0 <sup>(1)</sup>	5.1	7.6
April	269.1	30.5	804.4	143.5	7.7	2.5	1.3	0 <sup>(1)</sup>	16.9	.3	6.6	6.8
May	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0 <sup>(1)</sup>	13.2	.3	7.4	5.7
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0 <sup>(1)</sup>	17.9	.4	6.2	7.8
July	144.4	13.1	492.5	247.0	2.8	3.7	.9	0 <sup>(1)</sup>	8.8	.3	4.9	7.5
August	172.2	24.1	805.8	184.5	7.1	2.1	1.4	0 <sup>(1)</sup>	7.4	.2	6.0	9.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0 <sup>(1)</sup>	13.5	.4	7.0	9.1
October	186.6	29.6	813.0	259.5	6.2	.9	1.6	0 <sup>(1)</sup>	11.7	.3	6.6	9.9
November	188.8	44.9	748.9	204.7	8.3	.4	2.0	0 <sup>(1)</sup>	15.3	.8	6.4	12.8
December	174.0	54.7	896.4	134.8	8.4	.8	1.7	0 <sup>(1)</sup>	11.8	.2	6.7	12.1
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
April	182.7	172.7	687.2	175.7	2.0	6.6	.5	1.3	15.6	.4	11.6	16.2
May	155.2	290.9	521.3	351.3	3.2	5.8	.6	1.5	20.0	.3	16.5	14.6
June	217.5	258.4	640.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
July	127.0	211.0	473.6	352.8	6.2	2.8	.7	1.6	14.7	.7	12.7	14.3
August	235.7	121.7	384.6	294.2	8.6	1.9	1.8	1.4	14.4	2.4	10.1	14.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
October	159.4	40.1	376.5	98.2	8.5	.8	1.8	.8	22.1	1.5	14.3	10.3
November	209.7	58.2	503.6	83.6	10.2	1.4	2.1	.4	19.6	1.3	20.0	18.5
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1
1950												
January	153.9	61.2	309.6	152.7	7.6	2.5	1.4	.9	17.0	1.1	12.1	22.2
February	156.8	88.2	221.4	378.1	5.6	5.5	1.2	1.1	14.7	1.3	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	22.7

(1) Indicates less than 50 units.



TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1950.  
(In Units Specified)

Period	Lumber and Lumber Products		Building Brick	Iron and Steel Products			
	Hardwood Flooring	Wood Fibre Insulating Board		Structural Steel	Wire Nails	Galvanized Sheets	Skelp
	Thousands of Feet	Millions of Sq. Ft., $\frac{1}{2}$ B.		Thousands of Tons	Tons	Tons	Tons
1945	702	12.1	1.4	68.8	71	22,963	129,982
1946	404	18.7	1.1	99.5	680	15,331	54,385
1947	1,157	39.9	8.9	183.2	4,146	7,895	60,190
1948							
1st Quarter	4	3.2	1.3	54.9	668	1,493	14,399
2nd Quarter	1	2.2	1.5	61.8	1,716	2,446	15,820
3rd Quarter	2	1.9	2.5	35.2	2,410	1,365	13,182
4th Quarter	1	11.0	3.0	42.4	1,521	1,743	17,382
Total, 1948	8	18.3	8.3	194.3	6,315	7,047	60,783
1949							
January	1	4.4	.9	11.9	534	832	9,056
February	1	8.4	.7	16.0	610	1,285	9,116
March	15	22.7	.8	17.0	951	992	14,174
1st Quarter	17	35.5	2.4	44.9	2,095	4,109	32,346
April	265	15.5	1.0	18.9	724	1,349	14,509
May	788	6.1	.9	31.2	1,709	1,894	11,252
June	1,130	4.1	1.9	30.4	2,818	1,299	22,647
2nd	2,183	25.7	3.8	80.5	5,215	4,542	48,408
July	862	3.2	2.3	13.5	1,899	1,253	11,137
August	959	5.1	2.6	14.9	1,607	1,722	12,202
September	1,264	6.3	4.5	18.5	1,478	1,382	15,146
3rd Quarter	3,085	14.6	9.4	46.9	4,984	4,357	38,485
October	1,217	7.2	3.1	7.8	610	882	3,673
November	960	8.4	2.1	5.1	205	436	1,617
December	796	4.1	1.0	12.9	160	1,942	16,368
4th Quarter	2,973	19.7	6.2	25.8	975	3,260	21,658
Total, 1949	8,258	95.5	21.9	198.1	13,305	15,268	140,897
1950							
January	450	2.8	.7	11.5	202	458	15,575
February	692	3.2	.6	12.8	95	466	13,476
March	671	2.3	.6	12.0	178	701	5,037
1st Quarter	1,813	8.3	1.9	36.3	475	1,625	34,088

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1950 — *Continued*.  
(In Units Specified).

Period	Mineral Wool	Cement	Gypsum Plaster	Builders' Hardware	Sanitary Ware	
	Thousands of Sq. Ft.	Millions of Barrels of 350 lbs.	Thousands of Tons	\$000	Bath Tubs \$000	Sinks and Basins \$000
1945	5,993	32.7	2.9	490	7	254
1946	7,822	350.1	7.6	653	206	535
1947	5,775	1,248.6	10.1	969	1,044	205
1948						
1st Quarter	0	8.5	1.0	285	11	23
2nd Quarter	20	283.9	1.7	331	3	14
3rd Quarter	47	475.0	3.9	217	54	26
4th Quarter	7	353.3	3.4	243	163	20
Total, 1948	74	1,120.7	10.0	1,076	231	83
1949						
January	0	8.1	.4	79	6	4
February	1	4.2	.4	91	44	31
March	0	48.9	.3	140	70	40
1st Quarter	1	61.2	1.1	310	120	75
April	0	110.7	.6	100	80	64
May	0	232.0	.4	130	32	39
June	9	292.9	.7	72	23	13
2nd Quarter	9	635.6	1.7	302	135	116
July	25	203.2	1.0	80	57	76
August	1	288.3	.8	86	67	50
September	30	430.1	.7	77	23	13
3rd Quarter	56	921.6	2.5	243	147	139
October	30	360.8	.9	119	35	12
November	16	274.2	1.9	119	25	19
December	0	30.6	.6	125	31	13
4th Quarter	46	665.6	3.4	363	91	44
Total, 1949	112	2,284.0	8.7	1,218	493	374
1950						
January	0	0	.3	119	29	51
February	0	0	.4	89	25	22
March	6	0	.3	109	26	24
1st Quarter	6	0	1.0	317	80	97

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1950.— *Concluded.*  
(In Units Specified).

Period	Plumbing and Heating Equipment				Common Colourless Window Glass	Paints, Pigments and Varnishes
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters		
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.	\$000
1945	334	35	280	0	39.8	8,660
1946	1,542	133	7,595	0	43.7	9,436
1947	2,506	319	43,824	0	70.2	13,441
1948						
1st Quarter	2	11	0	1,122	21.7	3,752
2nd Quarter	1	1	0	542	32.6	3,828
3rd Quarter	3	0	0	430	21.5	3,108
4th Quarter	1	4	0	1,120	20.5	3,588
Total, 1948	7	16	0	3,214	96.3	14,276
1949						
January	7	0	0	51	5.3	1,121
February	11	1	0	60	4.0	1,005
March	16	2	0	17	4.7	1,082
1st Quarter	34	3	0	128	14.0	3,208
April	5	5	0	31	6.4	1,013
May	59	1	1,949	51	6.0	1,126
June	4	1	0	150	5.0	1,171
2nd Quarter	68	7	1,949	232	17.4	3,310
July	2	5	362	455	4.5	887
August	58	0	0	113	5.7	913
September	175	7	404	120	5.1	1,155
3rd Quarter	235	12	766	688	15.3	2,955
October	75	9	624	123	5.8	1,495
November	70	2	0	76	7.2	1,636
December	40	0	0	38	4.9	1,262
4th Quarter	185	11	624	237	17.9	4,394
Total, 1949	522	33	3,339	1,285	64.6	13,867
1950						
January	3	0	725	234	3.2	1,221
February	10	2	448	204	3.3	1,203
March	39	0	372	118	4.5	1,466
1st Quarter	52	2	1,545	556	11.0	3,890

TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1950.  
(In Units Specified).

Period	Lumber and Lumber Products					Building Brick	Cement
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths		
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	Thousands of Squares	Thousands of Laths		
1945	2,000.5	544	45.3	1,651	25,981	3.7	281.9
1946	2,083.3	106	36.1	1,775	26,193	6.1	114.4
1947	2,735.0	50	51.1	2,051	41,700	4.2	88.0
1948							
1st Quarter	610.9	0	6.2	528	9,689	.5	12.6
2nd Quarter	589.1	0	11.5	607	7,155	.8	24.5
3rd Quarter	696.4	25	12.6	662	18,184	2.2	18.9
4th Quarter	571.3	0	9.9	556	20,485	1.4	17.0
Total, 1948	2,467.7	25	40.2	2,353	55,513	4.9	73.0
1949							
January	141.5	14	.3	93	1,663	.2	.7
February	133.5	10	.3	100	2,825	.2	1.2
March	148.2	5	.3	176	3,518	.3	.1
1st Quarter	423.0	39	.9	369	8,006	.7	2.0
April	146.4	3	4.2	174	2,769	.1	.3
May	167.3	29	4.9	172	5,066	.6	4.5
June	160.5	13	4.3	157	6,343	.5	3.9
2nd Quarter	474.2	45	13.4	503	14,178	1.2	8.7
July	169.8	71	4.9	147	6,107	.7	.3
August	178.0	35	5.3	176	10,286	.5	7.9
September	212.6	81	2.8	217	15,378	.5	.3
3rd Quarter	560.4	187	13.0	540	31,771	1.7	8.5
October	269.5	94	.6	244	13,411	.4	.0
November	243.5	82	1.0	245	5,976	.3	.0
December	218.1	174	1.5	250	3,815	.0	.0
4th Quarter	731.1	350	3.1	739	23,202	.7	.0
Total, 1949	2,188.7	621	30.4	2,121	77,157	4.3	19.2
1950							
January	142.3	470	1.2	127	3,419	.1	.0
February	198.5	225	.8	139	4,210	.0	.0
March	263.6	423	1.1	282	5,566	.0	.0
1st Quarter	604.4	1,118	3.1	548	13,195	.1	.0

TABLE 38.— EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1950.— *Concluded.*  
(In Units Specified).

Period	Iron and Steel Products				Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Cast Iron, Soil Pipe	Steel Pipe and Tubing	Structural Steel	Wire Nails and Spikes			
	Tons	Tons	Tons	Tons	Sq. Ft.	Cwt.	\$000
1945	506	— <sup>(1)</sup>	9,294	813.6	15,251	8,947	3,973
1946	157	3,158	7,781	1,270.5	4,301	19,387	4,407
1947	207	184	4,411	31.9	93,149	28,469	7,346
1948							
1st Quarter	88	59	500	177.0	53,200	1,778	1,520
2nd Quarter	93	72	2,646	597.9	200	7,550	1,610
3rd Quarter	269	1,253	3,608	812.9	2,259	3,075	1,386
4th Quarter	208	1,428	3,752	266.3	2,300	2,430	1,719
Total, 1948	658	2,812	10,506	1,854.1	57,959	14,833	6,235
1949							
January	12	921	29	421.3	0	0	424
February	22	1,548	59	.5	0	910	260
March	124	2,852	2,555	40.2	0	610	351
1st Quarter	158	5,321	2,643	462.0	0	1,520	1,035
April	144	3,119	843	.2	0	105	360
May	162	1,908	1,138	.0	0	40	254
June	59	2,135	150	31.2	0	600	362
2nd Quarter	365	7,162	2,131	31.4	0	745	976
July	4	1,173	3,988	.6	0	0	348
August	108	859	180	.4	0	0	200
September	92	359	92	.3	0	0	265
3rd Quarter	204	2,391	4,260	1.3	0	0	813
October	60	159	356	.0	0	965	277
November	148	59	310	.1	931	50	231
December	63	1,714	564	.0	0	18	272
4th Quarter	271	1,932	1,230	.1	931	1,033	780
Total, 1949	998	16,806	10,264	494.8	931	3,298	3,604
1950							
January	282	11	54	0	0	707	336
February	84	2,013	130	0	0	0	508
March	166	353	62	0	200	41	385
1st Quarter	532	2,377	246	0	200	748	1,229

(1) Not available.

TABLE 39.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1950.  
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	648.2	800.5	57.5	39.1	140.5	7.2	1,693.0
3rd Quarter	1,904.3	2,430.0	165.0	122.5	425.1	24.5	5,071.4
October	615.4	760.0	57.3	40.7	135.6	8.0	1,617.1
November	569.9	561.7	55.5	38.0	140.3	8.5	1,373.9
December	456.8	305.5	47.4	30.6	83.8	5.1	929.2
4th Quarter	1,642.1	1,627.2	160.2	109.3	359.7	21.6	3,920.2
Total, 1948	6,608.9	6,238.1	621.2	425.2	1,515.5	79.8	15,488.8
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	477.4	205.9	53.0	24.2	175.4	4.4	940.3
1st Quarter	1,225.7	514.4	142.9	78.3	368.3	11.6	2,341.2
April	406.8	347.8	54.2	29.5	193.2	5.1	1,036.6
May	451.8	531.4	54.4	35.1	162.5	7.5	1,242.7
June	514.4	700.3	59.4	34.4	169.3	9.0	1,486.8
2nd Quarter	1,373.0	1,579.5	168.0	99.0	525.0	21.6	3,766.1
July	495.4	696.4	48.2	32.0	162.6	8.2	1,442.8
August	526.3	744.1	56.0	32.7	171.7	9.0	1,539.8
September	480.2	654.6	56.1	32.9	164.5	7.5	1,395.8
3rd Quarter	1,501.9	2,095.1	160.3	97.6	498.8	24.7	4,378.4
October	531.8	504.0	57.9	31.8	157.5	7.9	1,290.9
November	507.4	445.4	56.9	30.0	161.4	4.9	1,206.0
December	476.7	246.8	52.1	22.7	103.0	3.4	904.7 <sup>(1)</sup>
4th Quarter	1,515.9	1,196.2	166.9	84.5	421.9	16.2	3,401.6 <sup>(1)</sup>
Total, 1949	5,616.5	5,385.2	638.1	359.4	1,814.0	74.1	13,887.3 <sup>(1)</sup>
1950							
January	344.2	176.2	46.3	20.1	81.1	2.6	670.5
February	367.6	157.8	47.7	21.4	103.2	4.1	701.8
March	543.6	194.9	57.5	26.3	148.3	4.9	975.5
1st Quarter	1,255.4	528.9	151.5	67.8	332.6	11.6	2,347.8

(1) Revised.



TABLE 40.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA<sup>(1)</sup> 1946 — MARCH, 1950.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946 Annual Average	84,203	2,704	32.11
1947 Annual Average	97,787	3,539	36.09
1948—March	100,701	4,023	39.95
June	105,904	4,119	38.89
September	110,432	4,451	40.30
December	102,542	4,179	40.76
Annual Average	104,916	4,165	39.69
1949—January	102,011	4,149	40.67
February	103,606	4,091	39.48
March	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June	110,806	4,688	42.31
July	114,370	4,987	43.62
August	115,056	4,988	43.35
September	115,589	5,090	44.03
October	114,667	5,110	44.57
November	113,332	5,099	44.99
December	109,367	4,956	45.32
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	104,912	4,725	45.04

(1) As reported by employers with 15 or more employees.

TABLE 41.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — MARCH, 1950.  
(In Thousands)

Week Ending	Persons Employed				Persons Unemployed			Labour Force		
	Construction		Non-agricultural Industries	Total	Con-struction Industry	Non-agricultural Industries	Total	Con-struction Industry	Non-agricultural Industries	Total
	(1) Occupation	Industry								
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434	4,498
1946—February 23	—	154	3,229	4,312	21	207	213	175	3,436	4,525
June 1	—	241	3,428	4,702	8	123	126	249	3,551	4,828
August 31	—	267	3,543	4,860	9	115	117	276	3,658	4,977
November 8	—	244	3,662	4,733	13	110	115	257	3,772	4,848
Annual Average	—	227	3,465	4,652	13	139	143	239	3,604	4,794
1947—March 1	—	187	3,634	4,565	21	136	141	208	3,770	4,706
May 31	—	254	3,658	4,821	8	89	91	262	3,747	4,912
August 16	247	283	3,709	5,008	8	71	73	291	3,780	5,081
November 8	255	284	3,779	4,847	12	82	87	296	3,861	4,934
Annual Average	—	252	3,695	4,810	12	94	98	264	3,789	4,908
1948—February 21	227	219	3,704	4,669	33	149	156	252	3,853	4,825
June 5	260	295	3,762	4,948	7	80	82	302	3,842	5,030
September 4	304	323	3,795	5,042	8	65	67	331	3,860	5,109
November 20	288	317	3,872	4,858	17	101	106	334	3,973	4,964
Annual Average	270	289	3,783	4,879	16	99	103	305	3,882	4,982
1949—March 5	258	251	3,744	4,700	47	192	199	298	3,936	4,899
June 4	350	350	3,895	5,018	16	101	103	366	3,996	5,121
August 20	343	362	3,920	5,155	15	95	98	377	4,015	5,253
October 29 <sup>(2)</sup>	341	319	3,914	4,953	20	123	133	339	4,037	5,086
Annual Average	323	320	3,868	4,956	24	128	133	345	3,996	5,089
1950—March 4	255	227	3,780	4,717	65	279	290	292	4,059	5,007

(1) Not available prior to August, 1947.

(2) Revised.

TABLE 42.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, <sup>(1)</sup>  
1945 — MARCH, 1950.

Period	Building Industry			Indexes of Employment (1939=100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000.	Average Weekly Earnings \$	Building Industry	Non-Agri- cultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947					
Annual Average	88,124	3,322	37.41	306.9	165.0
1948					
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—January	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April	99,345	4,470	45.00	325.4	164.7
May	104,561	4,683	44.79	342.0	166.0
June	110,869	4,753	42.87	363.9	170.8
July	119,709	5,176	43.23	398.9	174.6
August	125,880	5,613	44.81	412.9	175.3
September	130,291	5,896	45.27	427.7	177.4
October	130,891	6,041	45.92	429.0	177.5
November	130,792	6,011	45.94	428.0	177.3
December	127,348	5,850	45.82	414.0	177.2
Annual Average	115,065	5,118	44.37	377.6	172.2
1950—January	110,310	4,423	39.97	357.6	170.3
February	101,836	4,524	44.62	332.7	164.4
March	99,573	4,604	46.23	324.8	163.8

(1) As reported by employers with 15 or more employees.

TABLE 43.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, <sup>(1)</sup>  
1945 — MARCH, 1950.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.3	2,867	91.0	35.79
1948					
March	68,650	41.2	2,825	99.2	40.87
June	79,047	38.8	3,069	99.6	38.64
September	92,531	40.9	3,781	103.0	42.13
December	94,329	41.1	3,881	105.0	43.16
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April	79,493	40.5	3,221	108.9	44.10
May	84,013	40.4	3,391	108.5	43.83
June	90,382	38.6	3,493	107.0	41.30
July	100,100	39.1	3,914	107.2	41.92
August	103,977	41.1	4,270	106.7	43.85
September	108,155	41.1	4,448	107.8	44.31
October	108,380	41.5	4,499	108.2	44.90
November	108,078	41.2	4,490	109.0	44.91
December	103,338	40.9	4,229	109.2	44.66
Annual Average	93,725	40.0	3,764	107.9	43.21
1950—January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.5	44.60

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

TABLE 44.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, DECEMBER, 1944 — MARCH, 1950.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944 December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945 Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946 Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947 Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948 Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949 March	117	1,045	310	17,455	182	3,312	141	172	99	1,394	85	1,394	934	25,568	546	16,177	1,480	41,745
June	336	293	840	4,966	391	685	203	41	97	707	165	649	2,032	7,341	1,292	5,351	3,324	12,692
September	358	199	816	4,729	114	1,221	275	40	213	517	197	567	1,973	7,273	1,877	4,780	3,850	12,053
December	66	961	122	17,693	27	5,221	40	287	111	1,161	62	2,522	428	27,845	233	17,130	661	44,975
Annual Average	223	588	542	10,553	206	2,503	181	126	138	944	128	1,289	1,418	16,070	940	10,147	2,358	26,300
1950 January	89	1,731	64	28,695	29	6,654	20	585	31	1,802	53	3,930	286	43,397	161	23,995	447	67,392
February	58	2,007	161	29,296	43	6,055	32	586	38	2,119	51	4,047	383	44,110	188	24,736	571	68,846
March	105	1,911	176	29,718	82	5,737	47	527	62	2,436	89	3,925	561	44,254	462	28,272	1,023	72,526

TABLE 45.— UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, <sup>(1)</sup>  
1945 — MARCH, 1950.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	0	3.2	1.7	3.4	1.5
September	.2	2.4	1.2	.7	1.4	.9	1.5
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4
June	1.1	5.8	.1	4.0	3.5	9.1	4.3
September	.3	6.5	2.4	3.6	1.0	4.4	4.6
December	8.2	19.8	20.2	5.4	4.3	17.3	15.0
Annual Average	4.5	12.3	7.0	4.5	3.2	10.8	8.8
1950							
March	13.5	22.1	6.8	10.3	6.3	21.9	15.8

(1) For coverage (see p. 107).



TABLE 46. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — MARCH, 1950.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949								
January	564	7,109	1,852	162	576	488	1,431	12,182
February	576	6,856	1,260	175	680	589	1,158	11,294
March	331	4,172	731	75	723	536	774	7,342
1st Quarter	1,471	18,137	3,843	412	1,979	1,613	3,363	30,818
April	228	2,598	502	70	566	498	491	4,953
May	71	911	300	28	268	296	279	2,153
June	49	564	158	21	192	260	173	1,417
2nd Quarter	348	4,073	960	119	1,026	1,054	943	8,523
July	38	609	250	6	171	170	135	1,379
August	43	783	409	14	176	248	182	1,855
September	33	705	439	7	150	228	208	1,770
3rd Quarter	114	2,097	1,098	27	497	646	525	5,004
October	68	1,242	787	31	183	275	363	2,949
November	159	2,811	1,604	81	274	305	910	6,144
December	597	7,864	2,574	681	267	491	1,829	14,303
4th Quarter	824	11,917	4,965	793	724	1,071	3,102	23,396
Total, 1949	2,757	36,224	10,866	1,351	4,226	4,384	7,933	67,741
1950								
January	610	8,752	1,994	400	782	642	1,798	14,978
February	752	8,244	1,506	394	1,066	742	1,576	14,280
March	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1st Quarter	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.  
(2) Not yet available.

TABLE 47.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1948 — MARCH, 1950.<sup>(1)</sup>

Trade and Type of Training	1948	1949				1950
	Mar. 31	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31
Bricklaying						
Vocational.....	151	3	0	4	0	0
Apprenticeship.....	682	477	402	376	358	357
Sub-total.....	833	480	402	380	358	357
Carpentry						
Vocational.....	194	16	0	5	0	0
Apprenticeship.....	1,550	1,226	1,146	1,085	1,047	1,015
Sub-total.....	1,744	1,242	1,146	1,090	1,047	1,015
Painting and Decorating						
Vocational.....	13	0	0	0	0	0
Apprenticeship.....	261	197	173	165	167	157
Sub-total.....	274	197	173	165	167	157
Plastering						
Vocational.....	10	1	0	1	0	0
Apprenticeship.....	263	233	239	246	252	253
Sub-total.....	273	234	239	247	252	253
Plumbing and Steam Fitting						
Vocational.....	63	4	1	3	0	0
Apprenticeship.....	1,580	1,710	1,360	1,612	1,613	1,661
Sub-total.....	1,643	1,714	1,361	1,615	1,613	1,661
Electrical						
Vocational.....	168	36	0	3	0	0
Apprenticeship.....	1,328	1,269	1,264	1,236	1,289	1,324
Sub-total.....	1,496	1,305	1,264	1,239	1,289	1,324
Sheet Metal						
Vocational.....	20	0	0	0	0	0
Apprenticeship.....	616	576	551	541	519	569
Sub-total.....	636	576	551	541	519	569
All Trades						
Vocational.....	619	60	1	16	0	0
Apprenticeship.....	6,280	5,688	5,135	5,261	5,245	5,336
Total.....	6,899	5,748	5,136	5,277	5,245	5,336

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 48.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1945 — MARCH, 1950.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949										
1st Quarter	130	240	66	22	41	147	19	665	118	783
2nd Quarter	145	226	74	28	48	171	23	715	497	1,212
3rd Quarter	72	190	41	15	28	158	15	519	285	804
4th Quarter	66	153	44	11	24	105	15	418	69	487
Total, 1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
January	10	23	8	1	0	22	7	71	11	82
February	19	42	6	3	3	31	3	107	19	126
March	32	56	14	4	6	30	3	145	18	163
1st Quarter	61	121	28	8	9	83	13	323	48	371

TABLE 49.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1948 — MARCH, 1950<sup>(1)</sup>

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949									
January	7	36	9	2	11	10	5	3	83
February	7	28	11	1	8	8	2	2	67
March	5	31	13	1	8	14	6	6	84
1st Quarter	19	95	33	4	27	32	13	11	234
April	6	25	13	4	11	13	3	5	80
May	4	29	9	3	9	12	4	5	75
June	3	20	13	0	3	15	1	1	56
2nd Quarter	13	74	35	7	23	40	8	11	211
July	10	21	11	2	6	8	2	4	64
August	1	28	11	0	4	15	6	6	71
September	6	19	9	4	4	17	3	4	66
3rd Quarter	17	68	31	6	14	40	11	14	201
October	8	20	7	6	7	8	4	5	65
November	5	29	6	4	6	8	5	4	67
December	1	11	10	3	4	5	2	4	37
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
January	5	15	9	0	4	4	0	4	41
February	8	28	4	8	10	11	6	3	78
March	2	23	9	2	2	8	1	5	52
1st Quarter	15	66	22	10	16	23	7	12	171

(1) Data are preliminary (see p.108).

TABLE 50.— STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1945 — APRIL, 1950.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	102	1,250	8,365
May	6	111	1,583	12,865
June	4	32	390	1,431
July	3	17	149	2,420
August	1	30	150	1,050
September	2	10	520	1,935
October	2	23	135	519
November	2	23	135	1,810
December	2	53	640	8,450
Total, 1948 <sup>(1)</sup>	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—
May	3	97	1,600	23,900
June	3	9	659	4,135
July	1	1	12	24
August	1	1	27	314
September	1	28	360	1,050
October	0	—	—	—
November	1	2	15	80
December	1	37	375	375
Total, 1949 <sup>(1)</sup>	12	185	3,002	30,820
1950—January	1	37	375	7,000
February	1	31	375	6,000
March	1	31	228	5,000
April	1	31	228	3,000

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

# SECTION 7 BUILDING COSTS

TABLE 51.—INDEXES OF WHOLESALE PRICES, OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—APRIL, 1950.  
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—											
January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.7	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.7	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0
April	309.1	135.0	153.5	189.5	119.4	186.0	175.5	176.7	168.4	224.3	227.8
May	309.1	135.2	155.4	189.5	118.8	182.9	175.2	172.5	170.2	223.9	226.0
June	308.5	135.2	155.4	183.5	118.8	179.9	174.1	161.3	168.4	222.9	224.4
July	308.5	135.2	155.4	181.8	118.8	177.0	174.1	157.1	167.1	222.6	223.7
August	304.8	135.2	155.4	181.8	118.8	177.0	174.1	162.4	166.9	221.1	222.0
September	305.1	135.2	155.4	175.9	118.8	179.9	174.1	162.4	165.0	221.9	220.3
October	305.9	135.6	155.4	183.2	118.8	181.5	174.1	166.3	165.0	221.0	222.2
November	303.6	135.6	155.4	181.9	118.8	187.2	174.1	171.3	165.0	221.2	222.5
December	303.3	136.7	161.6	180.4	118.8	187.2	173.7	171.3	166.2	221.2	224.0
Annual Average	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.8
1950—											
January	305.6	136.7	161.6	180.1	115.5	187.2	174.9	171.3	166.2	222.2	224.5
February	305.8	137.1	161.6	178.4	115.5	191.6	174.9	171.3	164.4	222.3	226.9
March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
April	304.3	137.6	161.6	178.4	115.5	203.2	174.6	171.3	167.1	222.1	229.8



TABLE 52.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, <sup>(1)</sup>  
1945 — MARCH, 1950.  
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6
1948										
March	157.7	157.5	155.5	152.8	158.7	155.0	155.7	178.5	159.5	163.2
June	163.9	169.2	168.9	166.3	162.7	167.0	166.2	189.6	169.6	173.5
September	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4
December	172.7	175.1	172.4	176.9	171.3	171.7	170.4	198.0	176.1	180.2
Year	166.7	169.5	167.3	168.5	166.0	166.3	165.5	190.9	170.4	174.3
1949 <sup>(2)</sup>										
March	173.4	175.5	172.6	177.8	176.3	173.5	171.1	198.0	178.0	182.0
June	175.6	180.7	174.7	180.7	180.0	179.0	174.4	198.0	181.7	185.8
September	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4
December <sup>(3)</sup>	178.0	182.7	183.7	184.5	182.2	180.2	177.8	204.6	184.2	188.4
Year	176.0	180.4	178.7	181.9	180.2	178.0	175.1	201.0	181.4	185.5
1950										
March <sup>(3)</sup>	178.2	182.7	185.1	184.5	182.2	180.2	181.4	208.6	184.3	188.5

(1) For source and details of compilation (see p. 109).

(2) Revised.

(3) Preliminary.

TABLE 53.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — MARCH, 1950.  
(1939 = 100)

Period	Residential Building Materials and Wage Rates <sup>(1)</sup>	All Construction Materials and Wage Rates <sup>(1)</sup>	All Commodities	Cost of Living	Rent
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947	168.3	173.6	171.3	133.5	112.4
1948—January	184.1	188.2	194.8	146.1	115.5
February	184.5	188.3	195.4	147.9	115.5
March	186.8	189.1	194.8	148.6	115.5
April	188.3	189.8	196.9	149.4	116.5
May	190.4	193.2	198.9	151.0	116.5
June	195.7	198.9	201.5	152.0	116.5
July	195.8	199.3	201.6	154.6	116.5
August	197.6	201.9	209.3	155.2	116.5
September	201.5	205.4	209.8	156.6	116.6
October	205.7	209.0	211.1	157.2	116.6
November	205.8	208.9	211.8	157.2	116.6
December	205.6	207.6	211.5	156.6	117.2
Annual Average	195.2 <sup>(2)</sup>	198.3 <sup>(2)</sup>	203.1	152.7	116.3
1949—January	206.2	208.0	211.3	157.2	117.2
February	206.4	208.0	209.7	157.1	117.2
March	206.8 <sup>(2)</sup>	209.4 <sup>(2)</sup>	209.0	156.8	117.2
April	206.7 <sup>(2)</sup>	208.7 <sup>(2)</sup>	208.9	156.9	117.9
May	206.4 <sup>(2)</sup>	207.7 <sup>(2)</sup>	207.4	157.0	117.9
June	207.4 <sup>(2)</sup>	208.3 <sup>(2)</sup>	207.3	158.1	117.9
July	207.2 <sup>(2)</sup>	207.9 <sup>(2)</sup>	206.2	159.7	118.9
August	206.4 <sup>(2)</sup>	206.9 <sup>(2)</sup>	206.1	160.4	118.9
September	207.4 <sup>(2)</sup>	207.0 <sup>(2)</sup>	206.1	159.9	119.4
October	207.9 <sup>(2)</sup>	208.1 <sup>(2)</sup>	208.4	159.8	119.4
November	207.5 <sup>(2)</sup>	208.3 <sup>(2)</sup>	208.2	159.3	119.4
December	207.5 <sup>(2)</sup>	209.1 <sup>(2)</sup>	207.6	159.0	120.4
Annual Average	206.9 <sup>(2)</sup>	208.1 <sup>(2)</sup>	208.1	158.4	118.5
1950—January	208.1	209.4	208.4	158.6	120.4
February	208.2	210.8	209.5	159.2	120.4
March	208.0	211.9	211.3	161.3	127.8

(1) For weighting and method of compilation (see p. 109).

(2) Revised.

TABLE 54.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — MARCH, 1950.

Period of Completion	Number of Months under Construction <sup>(1)</sup>					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.0
1950						
January	15	41	31	3	10	6.8
February	6	47	27	8	10	7.2
March	6	41	40	9	4	7.0

(1) Not available for 1946 and 1947.

SECTION 8.  
BUILDING INDUSTRY

TABLE 55.—FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES,  
CANADA, 1945 — 1948.  
\$000

ITEM	1945	1946	1947	1948
<b>I. PROFIT STATISTICS, SUMMARY STATEMENT.</b>				
(1) Net operating profit before depreciation.....	1,348.5	1,697.0	2,292.6	4,105.1
(2) Investment and other non-operating income.....	121.9	119.6	69.3	101.7
(3) Less depreciation.....	391.5	516.4	705.1	784.9
(4) Less bond interest.....	63.6	47.6	58.2	51.0
(5) Less income and excess profits tax	377.2	601.7	809.6	1,200.3
(6) Net income to stockholders.....	638.1	650.9	789.0	2,170.9
(7) Less cash dividends.....	192.0	271.0	579.9	148.7
(8) Undistributed income.....	446.1	379.9	209.1	2,022.2
<b>II. SOURCE AND USE OF FUNDS.</b>				
(1) Net source of funds:				
(a) Undistributed income.....	446.1	379.9	209.1	2,022.2
(b) Depreciation.....	391.5	516.4	705.1	784.9
(c) Issue of common stock.....	125.0	—	—	—
(d) Increase in funded debt.....	—	525.0	—	2.1
Total.....	962.6	1,421.3	914.2	2,809.2
(2) Net use of funds:				
(a) Investment in plant, property, and equipment.....	689.5	1,486.3	1,001.9	966.3
(b) Investment in inventories <sup>(1)</sup> .....	777.5	499.3	850.5	911.9
(c) Other investment.....	880.5	-244.8	-483.6	-788.4
(d) Redemption of funded debt.....	303.0	—	225.0	—
(e) Redemption of preferred stock.....	100.0	—	—	—
(f) Increase in miscellaneous assets, net.....	—	-588.5	—	738.9
(g) Increase in working capital <sup>(2)</sup> .....	-1,787.9	269.1	-679.6	980.5
Total.....	962.6	1,421.3	914.2	2,809.2
<b>III. YEAR END BALANCE SHEET.</b>				
(1) Assets:				
(a) Net working capital <sup>(2)</sup> .....	920.4	1,172.0	304.3	1,284.8
(b) Inventories <sup>(1)</sup> .....	1,437.1	1,936.4	2,786.9	3,698.8
(c) Plant, property, and equipment, net.....	2,579.9	3,567.3	4,044.2	4,368.4
(d) Investments.....	5,472.3	5,237.8	4,773.6	3,985.7
Total.....	10,409.7	11,913.5	11,909.0	13,337.7
(2) Liabilities:				
(a) Funded debt.....	1,500.0	2,025.0	1,800.0	1,802.1
(b) Preferred stock outstanding.....	36.0	36.0	36.0	36.0
(c) Common stock outstanding.....	2,839.0	2,839.0	2,839.1	2,839.1
(d) Surplus.....	4,656.6	5,064.1	5,223.2	7,176.1
(e) Miscellaneous liabilities, net.....	1,378.1	1,949.4	2,010.7	1,484.4
Total.....	10,409.7	11,913.5	11,909.0	13,337.7

(1) Including work in progress.

(2) Excluding inventories.

TABLE 56.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1950.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets \$'000	Liabilities \$'000	Number of Bankruptcies <sup>(1)</sup>	Assets \$'000	Liabilities \$'000	Number of Bankruptcies <sup>(1)</sup>	Assets \$'000	Liabilities \$'000
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	169	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949 <sup>(3)</sup>									
1st Quarter	19	180	351	23	1,491	1,770	263	4,484	6,399
2nd Quarter	16	286	422	12	149	263	221	3,924	5,006
3rd Quarter	12	303	525	10	525	720	224	5,389	7,178
4th Quarter	21	289	477	10	385	528	337	4,819	8,475
Total, 1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950 <sup>(3)</sup>									
1st Quarter	25	437	752	15	957	937	351	4,671	7,203

(1) (See p. 110).  
(2) Revised.  
(3) Preliminary

TABLE 57.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING  
MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES.  
CANADA, 1945 — APRIL, 1950.  
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1



SECTION 9.  
NEWFOUNDLAND

TABLE 58.— NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER  
CONSTRUCTION, AREAS OF 5,000 POPULATION AND OVER, NEWFOUNDLAND,  
JANUARY — MARCH, 1950.

Period	Starts	Completions	Under Construction (At End of Period)
1950			
January.....	5	0	175
February.....	0	1	174
March.....	58	48	184
1st Quarter.....	63	49	—

TABLE 59.—SELECTED DATA ON PUBLICLY ASSISTED  
HOUSE-BUILDING, NEWFOUNDLAND  
1949 — MARCH, 1950.

Item	Number of Projects	Number of Loans	Number of Units	Amount of Loans \$000
(1) N.H.A. Loans Approved				
Gross				
1949.....	—	21	21	125.4
1950.....	—	1	1	6.5
(2) Veteran's Rental Projects, by C.M.H.C.				
(a) Starts				
1949.....	1	—	50	—
1950.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950.....	1	—	23	—
(3) Armed Service Married Quarters, by C.M.H.C.				
(a) Starts				
1949.....	1	—	22	—
1950.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950.....	1	—	22	—

TABLE 60.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, NEWFOUNDLAND, JANUARY — MARCH, 1950.

Period	Non-Farm Residential Real Estate					Non-Farm Other Real Estate					Farms			Total
	New Construction		Existing Property			New Construction		Existing Property						
	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000		
1950														
January	1	1	5	0	-	-	0	-	0	-	0	-	1	5
February	1	1	6	0	-	-	0	-	0	-	0	-	1	6
March	0	-	-	1	1	6	0	-	0	-	0	-	1	6
1st Quarter	2	2	11	1	1	6	0	-	0	-	0	-	3	17

PART III

SOURCES AND EXPLANATORY NOTES



## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

### PART I

#### CHARTS

FIGURE 1.—DWELLINGS STARTED BY AREA AND COMPLETED BY TYPE OF UNIT, CANADA, FIRST QUARTER, 1948-1950.

Chart based on data shown in Table 5.

FIGURE 2.—NUMBER OF NEW DWELLINGS APPROVED—NATIONAL HOUSING ACT 1944, CANADA, FIRST THREE MONTHS, 1946-1950.

Chart based on data shown in Table 10.

FIGURE 3.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1946-MARCH, 1950.

Chart based on data shown in Table 35.

### PART II

#### TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—MARCH, 1950.

Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945—MARCH, 1950.

Data compiled by courtesy of D.B.S. from data supplied by the Department of Immigration and Citizenship.

TABLE 3.—EMIGRATION FROM CANADA, 1945—MARCH, 1950.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration for the period 1945 to June 1949 are based on the number of Canadian Immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice. Data were also available on the number of Canadian immigrants entering the United Kingdom, as obtained from periodic issues of the *British Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for the second half of 1949 and the first quarter of 1950, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945—MARCH, 1950.

Sources of data shown in Table 4 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.



- 1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
- 1947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946*, D.B.S.

Estimates for 1948, 1949 and 1950 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of March, 1950 does not equal the number shown as under construction at the end of 1949 plus starts less completions during the first three months of 1950. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, CANADA, 1946—MARCH, 1950.

The data of housing starts and completions in cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Housing starts and completions in other areas are estimates prepared by D.B.S., based on sample surveys. Sources of publications are:

- 1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.
- 1947 Data by area compiled by the Program Section, Construction Division, C.M.H.C. Data, by type of unit, obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950 Data obtained from monthly issues, *New Residential Construction*, D.B.S.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—MARCH, 1950.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-March, 1950 provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May to November, 1948, and January, 1950, based on returns from 203 municipalities, December, 1948, 202 and February and March, 1950, 201.

TABLE 7.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—MARCH, 1950.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to mis-interpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 53.

TABLE 8.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945—MARCH, 1950.

Data for total construction obtained from *Private and Public Investment in Canada, Outlook 1950*, Department of Trade and Commerce, Ottawa, 1950. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-1950 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

TABLE 9.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947—MARCH, 1950.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans cover starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency, Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST TWO MONTHS, 1949 AND 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST TWO MONTHS, 1949 AND 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-MARCH, 1950.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-MARCH, 1950.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-March, 1950 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Economic Research Department, C.M.H.C.

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-MARCH, 1950.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Economic Research Department, C.M.H.C.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1949, AND MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 17.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved to the end of March, 1950. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 18.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.



TABLE 19.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-MARCH, 1950.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 21.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-MARCH, 1950.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-MARCH, 1950.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 23.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-MARCH, 1950.

Data compiled by Economic Research Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 24.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C. As it is not possible to match allowances for cancellations, adjustments and reinstatements with the original approvals these allowances have been made in the month they were reported. As a result negative figures may appear in a particular month during which there were more cancellations reported than approvals made.

TABLE 25.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C. For explanation see notes to Table 24.

TABLE 26.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-MARCH, 1950.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947-MARCH, 1950.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 28.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945-MARCH, 1950.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947-March, 1950, compiled by the Priorities Branch, Department of Trade and Commerce.

TABLE 29.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO, NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS APPROVED AND AMOUNT OF LOANS ADVANCED, MAY, 1948-MARCH, 1950.

Data obtained by courtesy The Housing Corporation, Province of Ontario.

TABLE 30.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-APRIL, 1950.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 31.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 116 lending institutions comprising 40 life insurance companies; 38 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 32.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-MARCH, 1950.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 31.

TABLE 33.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-March, 1950 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-March, 1950 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged, Province of Ontario Registry Offices 1945-1949 are based on original records made available by courtesy of the inspector of Legal Offices, Province of Ontario, Toronto, Canada. The complete series reflects mortgage registrations and discharges, for all registry offices and excludes registrations from a small number of land title offices. However, data available cover the

bulk of mortgage activity. Spot checks indicate this coverage is between 85 and 90 per cent. The series is preliminary and subject to revisions as further data become available.

TABLE 34.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-MARCH, 1950.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the year 1945, and on 41 materials for the period 1946-March, 1950. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 35.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1950.

Sources of data for building materials listed in Table 35 are as follows:

Sawn Lumber:

1945—1948 Annual issues *The Lumber Industry* in Canada, D.B.S.

1949—March, 1950 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1945—March, 1950 By courtesy the Timber Controller, Department of Trade and Commerce.

The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Insulating Board:

1945—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—March, 1950 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—March, 1950 Estimates prepared by Economic Research Department, C.M.H.C. based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1949 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.



Vitrified Sewer Pipe:

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section,  
D.B.S.

Structural Tile:

1945—March, 1950 Monthly issues of *Report on Clay Products Made from Canadian Clays*,  
D.B.S.

Cast-Iron Soil Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section,  
D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section,  
D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section,  
D.B.S.

Structural Steel:

1945—March, 1950 By courtesy the Steel Controller, Department of Trade and Commerce.  
Structurals include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where  
any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946 *The Hardware, Tools and Cutlery Industry in Canada*, 1946, D.B.S.

1947—March, 1950 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—March, 1950 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—March, 1950 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1949—March, 1950 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—March, 1950 Estimates prepared by the Economic Research Department, C.M.H.C.  
based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which  
accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—March, 1950 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section,  
D.B.S.

Duplex Receptacles:

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section,  
D.B.S.

Outlet Boxes:

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section,  
D.B.S.

Non-Metallic Sheathed Cable:

1946—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—March, 1950 Monthly issues *Production Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—March, 1950 Monthly issues *Production Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—March, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1948—March, 1950 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1948.

Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1945—1948 *Special Statements on Warm Air Furnaces*, D.B.S.

1949—March, 1950 Monthly estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 77 per cent of production in 1948.

Domestic Heating Boilers:

1945—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.

1948—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1945—1948 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1949—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1948—March, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949—March, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1948.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—March, 1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—March, 1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 36.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1948-MARCH, 1950.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1950.

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TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1950.

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Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 39.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945-MARCH, 1950.

Data obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

TABLE 40.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 41.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-MARCH, 1950.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 41 are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 41 includes engineering as well as building construction, whereas the following tables numbers 42 and 43 cover the building industry only.

The *industry* classification used in Table 41 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupation* class shown is based on the *Standard Summary of Occupation Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial.

TABLE 42.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-MARCH, 1950.

Data compiled by the Employment Statistics Section, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 43.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-MARCH, 1950.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 42.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 44.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1945-MARCH, 1950.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 45.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945-MARCH, 1950.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 41, 44, 46.



TABLE 46.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-MARCH, 1950.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 days' contribution into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 41, 44, 45.

The chief limitations of the data in Table 46 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act, since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act, there are therefore a number of construction workers not covered in this tabulation: (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment: (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 47.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-MARCH, 1950.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 48.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-MARCH, 1950.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 49.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-MARCH, 1950.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 50.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945-MARCH, 1950.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 51.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-APRIL, 1950.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Indexes*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1950, D.B.S. Indexes are converted from a 1935-1939 to a

1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-April, 1950. At April, 1950, the index for residential materials stood at 222.1 on the 1939 base, or 7.7 lower than the index for construction materials which was at 229.8 in April, 1950.

TABLE 52.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945- MARCH, 1950.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1945-1947 and for the month of September, 1948 and 1949. Quarterly interpolations on these indexes for the years 1948 and 1949 and the first quarter, 1950 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1947 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The index for 1945 relates to October; for 1946, December and for 1947, July.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1947, and by courtesy of the Industrial Relations Branch for the four quarters of 1948 and 1949 and the first quarter, 1950.

Yearly indexes for 1948 and 1949 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer to an October pay period in 1948 and 1949, whereas the yearly indexes in Table 52 represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 53.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS. WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945-MARCH, 1950.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 51 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 52. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in



Table 52. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 54.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-MARCH, 1950.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for the first quarter of 1950 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 55.—FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES, CANADA, 1945-1948.

Data compiled by Economic Research Department, C.M.H.C., from income statements and balance sheets obtained by courtesy of the Companies Division Department of the Secretary of State. As these companies represent only a small segment of the construction industry in Canada, only tentative conclusions can be drawn from the data.

TABLE 56.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-MARCH, 1950.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 56 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 56.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 57.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-MARCH, 1950.

Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-March, 1950 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks.

(2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and first quarter, 1950.

(3) Data converted from a 1935-1939 to a 1939 base.

TABLE 58.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AREAS OF 5,000 POPULATION AND OVER, NEWFOUNDLAND JANUARY-MARCH, 1950.

Data obtained from monthly issues, *New Residential Construction*, D.B.S.

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Data compiled by the Economic Research Department, C.M.H.C.

TABLE 60.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, NEWFOUNDLAND, JANUARY-MARCH, 1950.

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CENTRAL MORTGAGE AND HOUSING CORPORATION  
ECONOMIC RESEARCH DEPARTMENT

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BAROMETRICS FILE "H"

# HOUSING IN CANADA

## A FACTUAL SUMMARY

JULY, 1950

OTTAWA, CANADA



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## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945-July, 1950, providing monthly or quarterly data for 1948 and the subsequent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in nine sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry; (9) Newfoundland. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics. Data are also provided by the Quebec Government through its Farm Credit Bureau.

*Housing in Canada* concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department  
Central Mortgage and Housing Corporation*

Ottawa, July, 1950.





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PART I

FACTUAL SUMMARY





## SECTION 1.—POPULATION TRENDS

(See Tables 1-3)

Net family formation during the first half of 1950 was slightly lower than the level of the corresponding period of 1949. In the first half of 1950, marriages at 46,000 were up 2 per cent over the corresponding period of 1949 continuing the trend established in the last half of 1949. However the number of immigrant families decreased 27 per cent as reflected in the number of married female immigrants, of whom 8,000 arrived in the first 6 months of 1950 as compared with 11,000 in the first half of 1949. Emigration of married females estimated at 3,500 was slightly higher than the 1949 first half level.

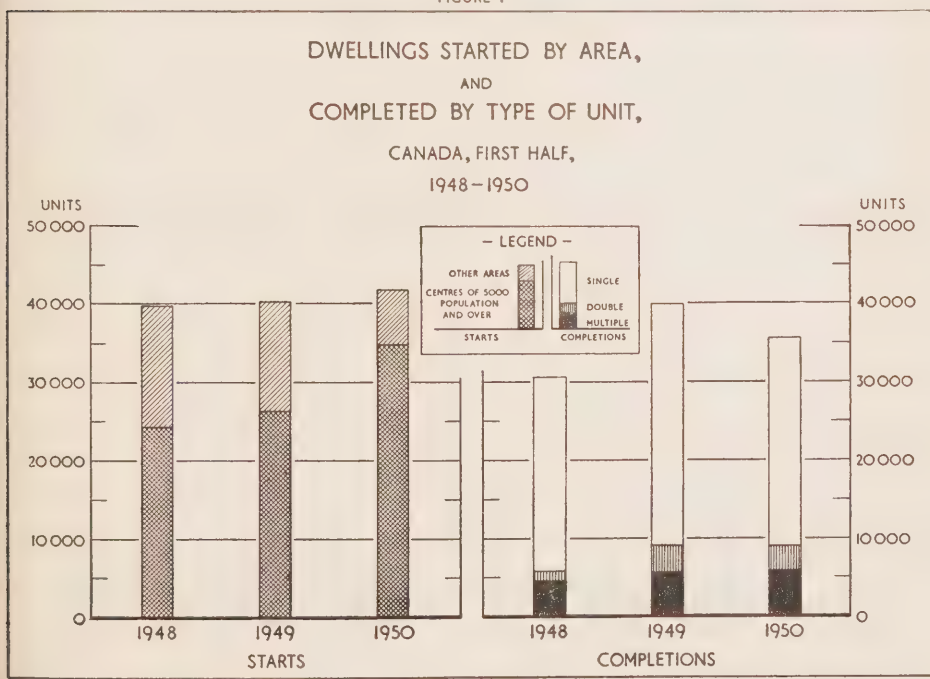
## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 4-8)

House completions in the first half of 1950, at 35,600, were down 10 per cent from the first half of 1949. Starts, however, which more closely reflect the trend of effective demand, numbered 41,800, an increase of 4 per cent over the same period of 1949, and the 62,300 units under construction at June 30, 1950, were 10 per cent higher than one year earlier.

During the first 6 months of 1950 an increase in house-building activity took place in metropolitan areas and urban centres of 5,000 population and over.

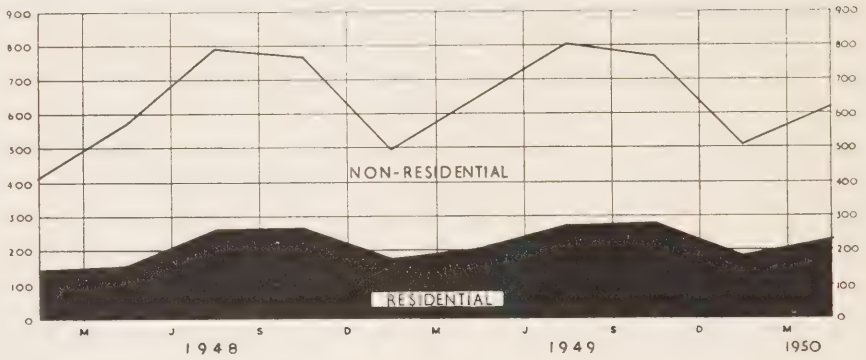
— FIGURE I —



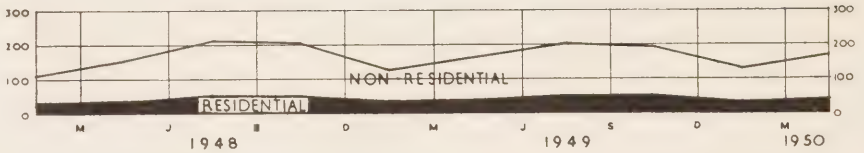
Starts in these areas at 34,900 were 33 per cent higher than during the same period of 1949 and completions at 27,200 were 5 per cent below the 1949 first half figure. Starts in other areas during the 1950 period at 6,800 were down 51 per cent and completions at 8,400 were down 24 per cent.

# VALUE OF CONSTRUCTION WORK PUT IN PLACE CANADA, 1948 - JUNE 1950

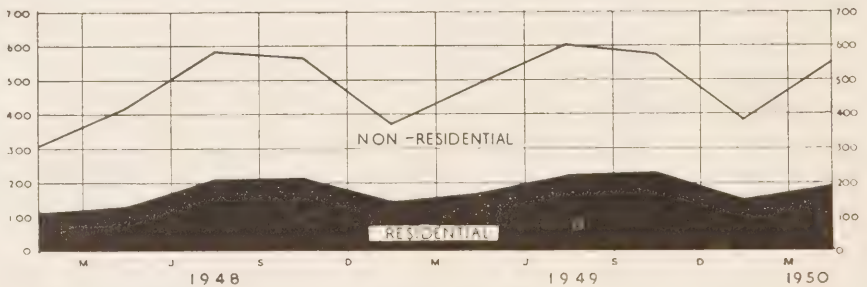
(MILLIONS OF DOLLARS)



TOTAL CONSTRUCTION



REPAIR AND MAINTENANCE



NEW CONSTRUCTION

Multiple unit construction comprised a greater proportion of total completions in the first half of 1950 than in the same period of 1949. Single family dwellings completed were 13 per cent lower than in the first half of 1949 while the number of two-family and multiple dwellings completed were near the 1949 level.

#### *Residential and Other Types of New Construction*

Total new construction work put in place in the first half of 1950 amounted to \$937 million, about 9 per cent above the first half of 1949. The increase was equally divided between new residential construction work and construction other than housing. New residential construction, including major improvements and alterations, accounted for 37 per cent of total new construction work put in place.

### SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 9-27)

Chiefly under the stimulus provided by amendments to the National Housing Act, 1944, in the fall of 1949,<sup>(1)</sup> publicly-assisted housing construction increased sharply in the first half of 1950 as compared with the corresponding period of 1949, while the number of dwellings started without public assistance showed a notable decline. Government-assisted housing starts made up about two-fifths of total starts (see Table 9). They numbered 15,600 in the first half of 1950, a gain of 50 per cent over the first half of 1949. Publicly-initiated starts under the direct Government rental housing program, at 1,900, were up 17 per cent over 1949, and Government-assisted starts in the privately initiated housing sector increased by 57 per cent from 8,800 in the first half of 1949 to 13,700 in the same period of 1950. Starts without Government assistance declined from 29,800 in the first half of 1949 to 26,100 in the first half of 1950.

#### *The National Housing Act, 1944*

Lending operations under the National Housing Act for the first half of 1950 were at record levels. During the first 6 months of 1950 the total number of housing units for which gross loans were approved under the Act, at 20,700, was 57 per cent higher than during the first half of 1949 and only 28 per cent below the 1949 full year total of 28,800. The loans involved in the first half of 1950 had a value of \$138 million as against \$71 million in 1949.<sup>(2)</sup> The increase in operations under the National Housing Act, 1944, reflects the impact of the lower down payments made possible under the amendments of December, 1949.

#### *Veterans' Rental Projects Under Central Mortgage and Housing Corporation*

Winding up operations under the Veterans' Rental Housing Program continued during the second quarter of 1950 and starts, completions, units under construction and expenditures under this program declined during the first 6 months of 1950 as compared with one year earlier.

In the first half of 1950 starts numbered 760, completions numbered 2,256, expenditures amounted to \$9 million and there were 2,190 units under construction at June 30, 1950. In the same period of 1949, starts were 1,440, completions were 5,050, expenditures amounted to \$19 million and 3,000 units remained to be completed at June 30, 1949.

(1) See *Housing in Canada*, October, 1949, p. 10.

(2) The value of loans approved increased more rapidly than the number of dwellings for which loans were approved, because larger average loans per unit were provided under the amended Act.

### *Veterans' Land Act, 1942*

Dwelling starts under the Veterans' Land Act during the first half of 1950 numbered 1,070 as against 650 in the same period of 1949.

Completions at 1,600 were more than double the 640 completions of the first half of 1949. Construction expenditures on new units, repairs and other services, at nearly \$4 million, were slightly less than expenditures for the same period of 1949.

### *Armed Service Married Quarters*

Overall housing operations under the Department of National Defence during the first half of 1950 involved 1,255 permanent starts, 1,134 completions and an outlay of \$13 million.

The Department of National Defence housing program commenced in 1949 and executed by the Construction Division of the Central Mortgage and Housing Corporation, continued in the second quarter of 1950. A part of this program is carried out in remote areas and financed through Central Mortgage and Housing Corporation. In the first half of 1950 there were 130 starts in remote areas and 20 completions at an expenditure of \$1.6 million. The rest of this program involved 1,125 starts, 700 completions and construction expenditures of \$10 million.

Operations under that part of the program undertaken by the Department of National Defence itself in 1948, continued in the second quarter of 1950. During the first half of 1950 there were 416 completions and an expenditure of \$2 million. A total of 22 housing units remains to be completed under this program.

### *Canadian Farm Loan Act, 1927*

Loans having a total value of \$46,000 for the construction of 24 new farm homes were approved during the first half of 1950 and 41 loans with a value of \$15,000 were approved for the alteration and improvement of existing farm homes.

During the first half of 1949 loans with a value of \$52,000 for 31 new farm houses and 39 loans with a value of \$24,000 were approved for residential improvements and alterations.

### *Farm Improvement Loans Act, 1944*

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 93 loans for new farm houses and 145 loans for the improvement and alteration of existing farm residential property during the first 4 months of 1950. The loans for the new units had a total value of \$138,000 and for the improvements and alterations \$130,000. In the first 4 months of 1949, loans for new farm houses were 65 valued at \$95,000 and for improvements and alterations 154 valued at \$128,000.

### *Property Management Operations, Central Mortgage and Housing Corporation*

The number of rental housing units under the management of the Corporation increased from 40,600 at the end of June, 1949 to 41,400 at the end of June, 1950.

The vacancy rate at the end of June, 1950, at .4 per cent remained negligible.

### *Rental Insurance Plan*

Net approvals under the Rental Insurance Plan during the first half of 1950 were made in respect of 31 projects involving 2,500 rental dwellings, a decrease



of 12 per cent from the same period of 1949. Total costs per unit during the 1950 period were estimated by applicants to average \$7,300. Floor areas per unit averaged 919 square feet, number of rooms 4.1 and maximum rentals \$71.00. Since the inception of the plan in July, 1948 to June, 1950, a net total of 185 projects involving 12,200 rental units has been authorized.

#### *Double Depreciation for Rental Housing Units*

The deadline for commencement of rental projects eligible for double depreciation was December 31, 1949.<sup>(1)</sup> Applications have been received and approved in 1950 for projects begun prior to the end of 1949 and these additional approvals bring the total for the whole period of operations, June, 1947-July, 1950 to 235 projects involving 5,780 units.

#### *The Province of Quebec Farm Credit Bureau*

Since commencement of operations January 15, 1948 to July 31, 1950, 4,257 applications involving 4,950 housing units have been approved by the Quebec Farm Credit Bureau. These have involved an interest subsidy commitment of \$7 million or an average contribution of \$1,700 per loan.

### SECTION 4.—REAL ESTATE LENDING (See Tables 28-30)

Institutional mortgage lending in overall terms increased substantially in the first half of 1950 as compared with the corresponding period of 1949. Real estate loans approved numbered 36,000 with a value of \$245 million in the first half of 1950, as against 29,000 loans and a value of \$181 million in the 1949 period. This represents an increase of 24 per cent in the number and 35 per cent in the value of loans approved.

This increase in overall lending reflects a diversity of trends in the major sectors that make up institutional mortgage lending. Institutional mortgage lending for new non-farm residential construction continued to increase in the first half of 1950. The increase in lending in the new construction sector reflects to a large extent the expansion of joint lending operations under the National Housing Act, 1944, as amended. Institutional loans for new non-farm non-residential property fell off somewhat in the first half of 1950, while loans for existing property in this sector were on the increase.

The number of *new* non-farm housing units for which institutional mortgage loans were approved at 27,100 during the first half of 1950, was 36 per cent higher than in the same period of 1949. This increase of 7,200 units consisted of an increase of 6,500 new single units and 700 new multiple housing units.

The number of *existing* non-farm units for which loans were approved in the first half of 1950, at 18,200, approximated the 1949 figure. The value of these loans at \$53 million was 8 per cent higher in 1950 than in 1949.

The number of loans for new non-farm non-residential real estate in the first 6 months of 1950, at 480, dropped 11 per cent from a year earlier. The number of loans on existing property in this sector increased from 780 to 930 in number and from \$17 million to \$21 million in amount in the two periods compared.

Farm loans during the first half of 1950, numbering 740, amounted to \$3.4 million and were the same both in number and amount as during the first half of 1949.

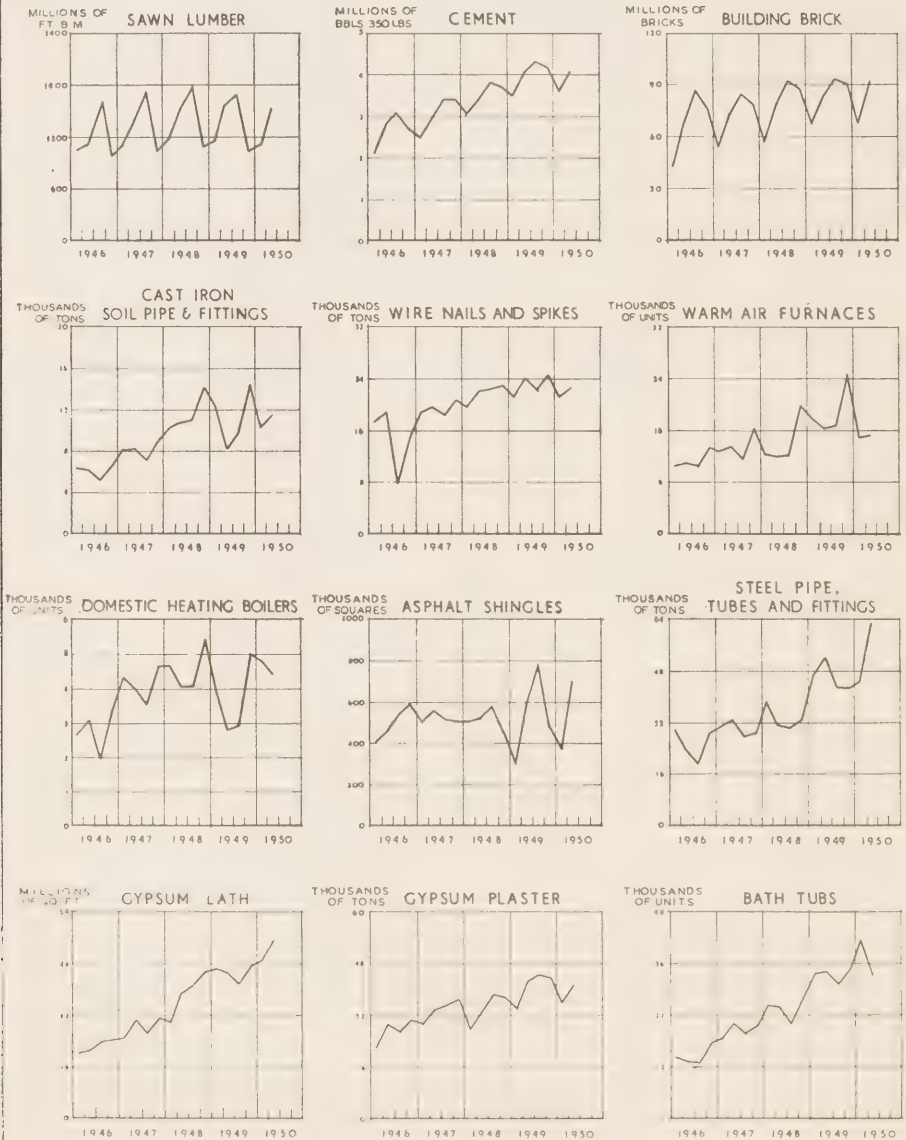
(1) See *Housing in Canada*, April, 1950, p. 14.



- FIGURE 3 -

# PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1946-JUNE, 1950



ECONOMIC RESEARCH DEPARTMENT, C.M.H.C.

### *Mortgages Registered and Discharged*

In the first half of 1950 a total of 19,100 mortgages were registered in the Greater Toronto area, an increase of 13 per cent over the same period of 1949. Many of these new mortgages registered represented loans placed upon new property for the first time but there was also a substantial amount of refinancing taking place. This is indicated by the large number of discharges of mortgages. During the first half of 1950, discharges in Greater Toronto at 13,100 were 5 per cent higher than in the same period of 1949.

In 1949 both the number of mortgages registered and discharged in Greater Toronto represented 42 per cent of the total number for the Province of Ontario.

## SECTION 5.—BUILDING MATERIALS

(See Tables 31-37)

### *Production of Building Materials*

Reflecting the upward trend of construction activity in Canada during the first half of 1950, the volume index of domestic disappearance of construction materials other than lumber averaged 6 per cent higher in this period than in the same six months of 1949. Output of building materials in general remained near the 1949 level as the composite index of production of building materials other than lumber increased by only 1 per cent.

Of the 35 materials covered in this review 13 showed increases in output of 10 per cent to 71 per cent in the first half of 1950 as compared with the first half of 1949. Wash basins led this group with an increase of 71 per cent followed by electric hot water tank heaters, 57 per cent and tar and asphalt felts, 38 per cent. Seven materials registered increases of less than 10 per cent and 15 materials declined in output. Of these, wood fibre insulating board, cast iron pressure pipe, structural steel, builders' hardware, sinks, single pole switches, duplex receptacles, outlet boxes and warm air furnaces registered drops of 10 per cent or more. Six other materials including lumber declined less than 10 per cent in output.

Although the decline in lumber output in the first 6 months of 1950 was only 1 per cent, this decline coupled with increased exports of Canadian lumber to the United States resulted in an overall rise in lumber prices with lumber shortages occurring in some sections of the country. Notwithstanding the depletion of lumber supplies in some regions, a survey taken in mid-1950 indicated that there were few houses not being framed because of a shortage of lumber. Whereas most areas experienced only minor holdups, a more difficult situation was encountered in some cities such as Winnipeg and Victoria.

### *Supply of and Demand for Building Materials*

Factory sales of 9 out of 18 materials were higher in the first half of 1950 than in the corresponding period of 1949. For the remaining items, flue linings, cast iron soil pipe and fittings, steel pipe, tubes and fittings, wire nails and spikes, bath tubs, sinks, single pole switches, outlet boxes, and hot water storage tanks, sales decreased over the period.

Factory stocks of 7 out of 18 materials were lower at the end of June, 1950, than one year earlier. Of these 4 materials registered drops in supply of 30 per cent or better. The remaining items registered increases in stocks on hand at June 30, 1950, as compared with one year earlier.

### *Imports of Building Materials*

Of the 19 materials covered in this review 10 showed decreases in imports in the first half of 1950 as compared with the first half of 1949. Cement led this group followed by wood fibre insulating board and wire nails. Nine materials showed increases in imports. Electric hot water tank heaters led this group followed by mineral wool and hardwood flooring.

### *Exports of Building Materials*

Exports of 6 of the 14 building materials covered, registered increases in the first half of 1950 over the same period of 1949. Exports of hardwood flooring, which were many times greater in the 1950 period than in the 1949 period, led this group, followed by sawn lumber and cast iron soil pipe, exports of which were 50 per cent greater in the first half of 1950 than a year earlier. Exports of 8 materials showed declines in the first half of 1950 as compared with the same period of 1949. Wire nails and spikes led this group followed by cement and structural steel.

### *Employment and Earnings in the Building Material Industries*

Returns from a group of building material producers employing 15 or more employees indicate that the high rate of building material production was sustained during the first half of 1950 by a rise in employment. An average of 105,000 employees was reported for the first half of 1949 and 107,000 for the corresponding period of 1950.

Average weekly earnings for the same group increased from \$42.31 in June, 1949 to \$44.25 in June, 1950, a rise of 5 per cent.

## SECTION 6.—BUILDING LABOUR

(See Tables 38-49)

### *Employment and Earnings*

Employment in the *building* industry during the first half of 1950 showed a small increase over the corresponding period of 1949, in line with the higher level of construction activity taking place in the 1950 period (see also p. 11). The index of employment in the building industry, based on reports from employers with 15 or more employees, averaged 352 during the first six months of 1950, a gain of 4 per cent over the first six months of 1949. Preliminary figures of employment in the construction industry as a whole at the beginning of June, based on the quarterly Labour Force survey conducted by the Dominion Bureau of Statistics, suggest a smaller number of persons working in the industry as compared with a year earlier, even if allowance is made for non-coverage of Manitoba which was excluded from the June, 1950 sample survey because of flood conditions earlier in the year. Since, however, these data relate to the employment situation as of a given week in the quarter and because of sampling variability, the data are not considered to be irreconcilable with an increase in the volume of construction activity which is implied by all other indicators available on this subject.

Estimates of labour income in the construction industry point to an increase of 10 per cent from \$231 million in the first half of 1949 to \$254 million in the corresponding period of 1950. While a part of this increase is accounted for by wage increases, the increased level of construction activity in the 1950 period also brought about a rise in labour income. Since the cost of living has increased

about 2 per cent in the same period, real income of persons working in the industry has risen by 8 per cent.

New data on the number of hours worked per week show that seasonal variations in the output of the construction industry are sharper than would be indicated by data on the number of employed only. The average working week in 1949 varied by 10 per cent from 40 hours in March to 44 hours in June. The variation in 1950 was even wider, 14 per cent, from 37 hours in March to 42 hours in June.

### *The Labour Market*

Unemployment in the construction industry appeared to be slightly higher in the first half of 1950 as compared with the first half of 1949. The number of construction workmen establishing benefit years during the first 6 months of 1950, at 44,000, was 12 per cent higher than in the same period of 1949. Unplaced applicants in construction trades averaged 51,270 during the first half of 1950, an increase of 61 per cent over the corresponding period of 1949. In June of 1950 however, construction trade unions reported 4 per cent of their membership as unemployed to the Department of Labour, the same percentage as in June, 1949.

### *Supply of Construction Workers*

Immigration of construction workers into Canada was down 45 per cent from 2,000 in the first half of 1949, to 1,100 in the same period of 1950. Of the immigrants in 1950, 800 were skilled and 300 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during the first half of 1950, totalled 370 resulting in a net immigration of skilled construction workers of 430 during the period. This represents a decline of 55 per cent from the same period of 1949. However the number of trainees in the building trades, assisted under the Federal-provincial training scheme, at June 30, 1950, approximated the 5,140 apprentices one year earlier.

### *Strikes in the Building Industry*

Time loss through strikes in the building industry during the first 7 months of 1950, totalled 27,600 man-working days, which was 1,400 man-working days less than the loss for the corresponding period of 1949.

## SECTION 7.—BUILDING COSTS

(See Tables 50-53)

The first seven months of 1950 brought to an end a period of comparative overall stability in residential building costs that extended throughout 1949. The combined index of prices of residential building materials and wage rates in the construction trades increased by 6 per cent from 208 at the end of 1949 to 221 at the end of July, 1950. The increase reflects a rise of 8 per cent in material prices and 3 per cent in wage rates during the period.

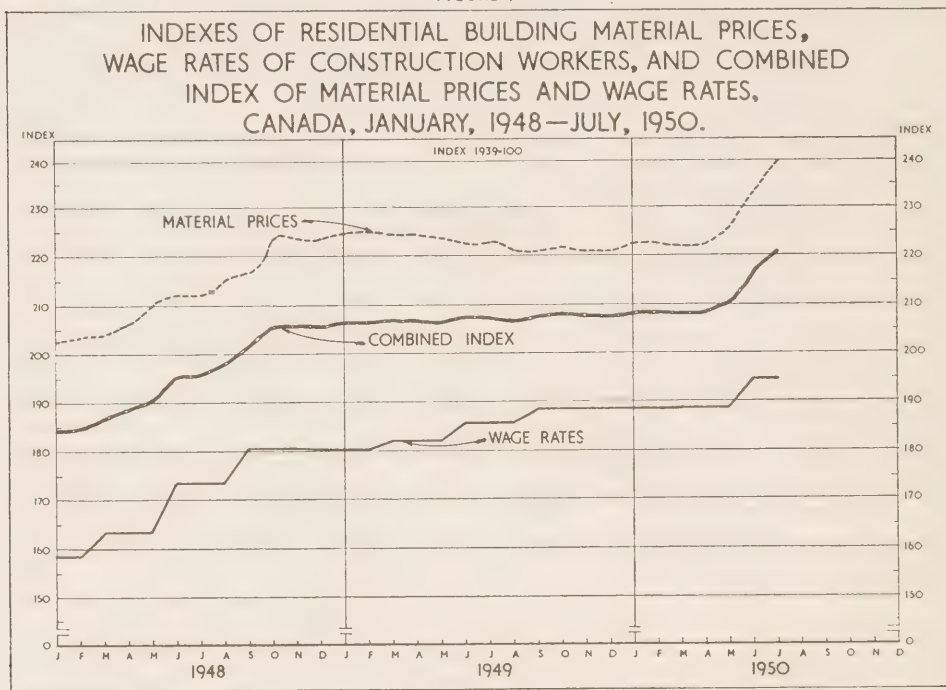
### *Building Material Prices*

Building material prices which had actually undergone a slight overall reduction during the full year 1949, rose quite sharply in the first seven months of 1950, largely as a result of the increase in lumber prices prompted by increased demand for Canadian timber in the United States. The price index of lumber and lumber products increased by 12 per cent from 303 at the end of 1949 to 338 at the end of July, 1950. An even greater increase occurred in prices of roofing materials, the group index for which rose by 39 per cent from 187 to 260 during



the period. The price increase in roofing materials was a result of increased American demand for cedar shingles used mainly in Western Canada. Paint and glass prices, and prices of lath, plaster and insulation materials declined slightly, while other material groups registered more moderate increases than the lumber and roofing materials. Overall, the composite index of residential building material prices rose 8 per cent, from 221 at the end of 1949 to 240 at the end of July, 1950.

- FIGURE 4-



### *Wage Rates in the Construction Trades*

Wage rates of building workmen continued to rise in the first half of 1950 at about the same rate as in the preceding year. The composite index of building wage rates of construction workers increased by 3 per cent during the first half of 1950. Increases were fairly evenly distributed throughout the 7 skills covered and the unskilled workers.

### *Average Construction Period of a Dwelling*

The average construction period of dwellings completed in May and June of 1950 was higher than in the same two months of 1949 by half a month. This increase reflects a heavier concentration of building resources on starts in the first half of 1950 as compared with the first half of 1949, with an increase in the number of dwellings under construction and a small decline in completions. It does not necessarily indicate a decline in the efficiency of on-site building operations. The effect of the lumber shortage on the average period of time required to complete a dwelling would not be shown in completions reported during May and June since dwellings adversely affected by this shortage would not likely be completed until later months.

### *Rental Index*

The index of residential rents in the first 7 months of 1950 recorded a gain of 8 per cent. In the whole post-war period up to the end of 1949 rents increased only 12 per cent. The 1950 increases resulted almost entirely from the relaxations brought about in December, 1949, which authorized landlords to raise ceiling rents by 20 per cent in the case of lodgings, 22 per cent in the case of heated self-contained dwellings and 18 per cent for unheated self-contained dwellings.<sup>(1)</sup>

## SECTION 8.—BUILDING INDUSTRY

(See Tables 54-55)

In the first half of 1950, as compared with the first half of 1949, the total number of bankruptcies in Canada increased slightly. The number of bankruptcies increased by 63 per cent in the construction industry and decreased by 40 per cent in the building material industries. The low absolute level of assignments in the construction and building material industries since 1945 attests to the prosperous conditions in these fields during the postwar period when construction was at high levels in Canada.

### *Common Stock Prices*

Common stock prices of 16 building material companies during the first seven months of 1950, averaged 25 per cent higher than in the corresponding period of 1949, reflecting the continued confidence of investors in this field. Common stock prices of 82 industrial companies also increased, averaging 19 per cent higher during the first seven months of 1950, than in the corresponding period of last year.

## SECTION 9.—NEWFOUNDLAND

(See Tables 56-59)

### *Housing Starts and Completions*

Housing starts in Newfoundland during the first half of 1950 numbered 389 and completions numbered 372. At June 30, 1950, there were 1,377 houses under construction.

The number of dwellings under construction in Newfoundland is high in relation to the number of dwellings started and completed because of an abnormally lengthy period of construction for the average dwelling in this province. In Newfoundland's rural areas there is a widespread practice of erecting dwellings stage by stage, from year to year, as finances permit, accounting for the fact that many dwellings are under construction for a number of years.

### *Veterans' Rental Projects Under Central Mortgage and Housing Corporation*

During the first half of 1950, there were no starts in the Veterans' rental sector. One project of 50 units started in 1949, was completed.

### *Real Estate Lending*

Institutional mortgage loans were approved for 48 *new* non-farm housing units, at a value of \$228,000 and 14 existing non-farm units valued at \$68,000 during the first half of 1950.

During the same period there was only one loan for \$30,000 for new non-farm non-residential real estate and one loan for \$31,000 on existing property in the non-farm sector.

(1) See *Housing in Canada*, January, 1950, p. 24.





PART II

TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.



SECTION 1  
POPULATION TRENDS

TABLE 1. — NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,<sup>(1)</sup>  
1945 — JUNE, 1950.

Period	Births	Deaths	Marriages
1945.....	288,730	113,414	108,031
1946.....	330,732	114,931	134,088
1947.....	359,094	117,725	127,311
1948			
1st Quarter.....	79,068	31,361	16,267
2nd Quarter.....	89,919	30,548	33,411
3rd Quarter.....	90,200	27,556	42,213
4th Quarter.....	86,502	30,005	31,746
Total, 1948 .....	345,689	119,470	123,637
1949			
January.....	23,637	8,870	4,905
February.....	24,446	8,787	5,229
March.....	29,401	11,123	5,341
1st Quarter.....	77,484	28,780	15,475
April.....	30,182	11,127	6,262
May.....	32,046	11,148	10,151
June.....	30,187	9,528	12,822
2nd Quarter.....	92,415	31,803	29,235
July.....	30,415	9,917	14,782
August.....	32,463	9,012	13,936
September.....	30,594	9,511	14,154
3rd Quarter.....	93,472	28,440	42,872
October.....	30,302	9,048	13,357
November.....	27,845	10,353	12,188
December.....	28,885	10,878	7,748
4th Quarter.....	87,032	30,279	33,293
Total, 1949 <sup>(2)</sup> .....	350,403	119,302	120,875
1950 <sup>(2)</sup>			
January.....	25,362	9,695	5,582
February.....	25,518	9,736	5,763
March.....	28,993	10,330	4,610
1st Quarter.....	79,873	29,761	15,955
April.....	28,941	11,649	7,017
May.....	29,411	9,825	9,046
June.....	32,478	10,916	13,835
2nd Quarter.....	90,830	32,390	29,898

(1) Excluding Yukon, North West Territories and Newfoundland.

(2) Preliminary.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,  
1945 — JUNE, 1950.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949													
January	1,513	2,214	3,727	1,607	2,115	3,722	2,884	2,845	5,729	843	877	1,720	7,449
February	1,224	2,325	3,549	1,451	1,648	3,099	2,797	2,342	5,139	752	757	1,509	6,648
March	1,939	2,945	4,884	1,991	2,293	4,284	3,690	3,104	6,794	1,194	1,180	2,374	9,168
1st Quarter	4,676	7,484	12,160	5,049	6,056	11,105	9,371	8,291	17,662	2,789	2,814	5,603	23,265
April	2,093	3,163	5,256	1,786	2,038	3,824	4,399	3,018	7,417	857	806	1,663	9,080
May	3,738	1,393	5,131	1,861	2,174	4,035	3,978	2,959	6,937	1,153	1,076	2,229	9,166
June	2,612	4,001	6,613	2,409	2,925	5,334	5,226	3,967	9,193	1,387	1,367	2,754	11,947
2nd Quarter	8,443	8,557	17,000	6,056	7,137	13,193	13,603	9,944	23,547	3,397	3,249	6,646	30,193
July	2,629	3,219	5,848	2,372	2,384	4,756	4,450	3,538	7,988	1,398	1,218	2,616	10,604
August	1,583	2,477	4,060	1,634	2,139	3,773	3,047	2,849	5,896	1,013	924	1,937	7,833
September	907	1,319	2,226	879	1,056	1,935	1,700	1,487	3,187	526	448	974	4,161
3rd Quarter	5,119	7,015	12,134	4,885	5,579	10,464	9,197	7,874	17,071	2,937	2,590	5,527	22,598
October	1,557	2,246	3,803	1,770	1,958	3,728	2,821	2,899	5,720	982	829	1,811	7,531
November	1,386	1,861	3,247	1,470	1,626	3,096	2,425	2,385	4,810	822	711	1,533	6,343
December	1,043	1,691	2,734	1,135	1,289	2,424	1,951	1,832	3,783	783	592	1,375	5,158
4th Quarter	3,986	5,798	9,784	4,375	4,873	9,248	7,197	7,116	14,313	2,587	2,132	4,719	19,032
Total, 1949	22,224	28,854	51,078	20,365	23,645	44,010	39,368	33,225	72,593	11,710	10,785	22,495	95,088
1950													
January	640	1,162	1,802	1,014	882	1,896	1,227	1,411	2,638	575	485	1,060	3,698
February	1,018	1,598	2,616	1,085	1,251	2,336	1,899	1,676	3,575	717	660	1,377	4,952
March	1,225	1,887	3,112	1,263	1,424	2,687	2,284	1,860	4,144	828	827	1,655	5,799
1st Quarter	2,883	4,647	7,530	3,362	3,557	6,919	5,410	4,947	10,357	2,120	1,972	4,092	14,449
April	1,549	2,601	4,150	1,512	1,842	3,354	2,915	2,328	5,243	1,235	1,026	2,261	7,504
May	1,871	2,867	4,738	1,686	1,919	3,605	3,651	2,596	6,247	1,087	1,009	2,096	8,343
June	1,441	2,411	3,852	1,451	1,604	3,055	2,888	2,339	5,227	964	716	1,680	6,907
2nd Quarter	4,861	7,879	12,740	4,649	5,365	10,014	9,454	7,263	16,717	3,286	2,751	6,037	22,754

TABLE 3.— NUMBER OF EMIGRANTS<sup>(1)</sup> FROM CANADA,  
BY SEX, MARITAL STATUS AND AGE GROUP,  
1945 — JUNE, 1950.

Year	Total	Married Females <sup>(2)</sup>	Children under 18 Years <sup>(2)</sup>
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948			
1st Quarter.....	8,200	1,300	1,200
2nd Quarter.....	8,200	1,700	1,600
3rd Quarter.....	8,500	1,900	1,800
4th Quarter.....	9,500	1,800	1,600
Total, 1948	34,400	6,700	6,200
1949 <sup>(3)</sup>			
1st Quarter.....	8,100	1,500	1,300
2nd Quarter.....	8,500	1,700	1,400
3rd Quarter.....	8,500	1,600	1,300
4th Quarter.....	7,400	1,400	1,300
Total, 1949	32,500	6,200	5,300
1950 <sup>(3)</sup>			
1st Quarter.....	6,400	1,500	1,200
2nd Quarter.....	8,000	2,000	1,700

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.



SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA<sup>(1)</sup>, 1945 — JUNE, 1950.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) <sup>(2)</sup>
<i>New Permanent and Temporary Housing and Conversions<sup>(3)</sup></i>			
1945	— <sup>(4)</sup>	48,470	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	67,194	— <sup>(4)</sup>
1947	81,276	79,231	— <sup>(4)</sup>
1948	95,340	81,243	— <sup>(4)</sup>
1949	92,931	90,955	— <sup>(4)</sup>
<i>New Permanent Housing</i>			
1945	— <sup>(4)</sup>	42,488	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,376	46,886
1st Quarter	8,396	17,826	—
April	8,466	7,251	48,080
May	12,809	7,374	53,533
June	10,528	7,275	56,787
2nd Quarter	31,803	21,900	—
July	9,086	6,600	59,203
August	8,542	9,109	58,677
September	10,035	7,565	61,115
3rd Quarter	27,663	23,272	—
October	8,964	9,059	61,027
November	8,434	8,700	60,749
December	4,249	6,776	58,169
4th Quarter	21,647	24,535	—
Total, 1949	89,509	87,533	—
1950			
January	2,049	6,480	53,688
February	2,694	4,814	51,468
March	4,111	6,497	48,722
1st Quarter	8,854	17,791	—
April	7,370	5,380	49,301
May	13,570	5,965	56,785
June	11,966	6,460	62,257
2nd Quarter	32,906	17,805	—

(1) Excluding Yukon, Northwest Territories and Newfoundland.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 98).

(3) Estimated.

(4) Not available.

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND  
COMPLETED BY AREA AND TYPE OF UNIT, CANADA,  
1946 — JUNE, 1950.

Period	Starts		Completions				
	5000 Popula- tion and Over	Other Areas	Area		Type of Unit		
			5000 Popula- tion and Over	Other Areas	One Family	Two Family	Multiple
1946	—(1)	—(1)	—(1)	—(1)	50,457	4,206	5,912
1947	45,827	28,564	44,453	27,893	58,883	5,314	8,149
1948	57,671	32,523	48,007	28,090	61,787	4,560	9,750
1949							
January	1,993	1,073	4,552	2,091	5,496	466	681
February	1,344	401	3,817	990	3,761	430	616
March	2,968	617	4,769	1,607	4,831	730	815
1st Quarter	6,305	2,091	13,138	4,688	14,088	1,626	2,112
April	5,806	2,660	5,206	2,045	5,410	714	1,127
May	6,810	5,999	4,784	2,590	5,816	556	1,002
June	7,379	3,149	5,514	1,761	5,209	754	1,312
2nd Quarter	19,995	11,808	15,504	6,396	16,435	2,024	3,441
July	5,259	3,827	4,749	1,851	4,775	488	1,337
August	5,482	3,060	5,000	4,109	7,394	662	1,053
September	6,419	3,616	4,695	2,868	6,062	530	971
3rd Quarter	17,160	10,503	14,444	8,828	18,231	1,680	3,361
October	5,901	3,063	6,155	2,904	7,036	706	1,317
November	4,923	3,511	5,478	3,222	7,312	810	578
December	3,841	408	5,066	1,710	5,320	404	1,052
4th Quarter	14,665	6,982	16,699	7,836	19,668	1,920	2,947
Total, 1949	58,125	31,384	59,785	27,748	68,422	7,250	11,861
1950							
January	1,953	96	4,541	1,939	4,903	792	785
February	2,285	409	3,441	1,373	3,520	502	792
March	3,602	509	5,230	1,267	4,497	582	1,418
1st Quarter	7,840	1,014	13,212	4,579	12,920	1,876	2,995
April	6,149	1,221	4,291	1,089	4,075	430	875
May	9,307	4,263	4,615	1,350	4,609	376	980
June	11,616	350	5,117	1,345	4,935	564	961
2nd Quarter	27,072	5,834	14,023	3,782	13,619	1,370	2,816

(1) Not available.

TABLE 6.— NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — JUNE, 1950.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
2nd Quarter	98.5	8.7	107.1	1,534	16,784	18,318
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
January	8.7	.9	9.6	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372	1,811
March	27.0	1.8	28.8	1,001	3,683	4,684
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
April	38.8	2.8	41.6	1,108	5,364	6,472
May	40.9	5.3	46.2	508	6,201	6,709
June	35.7	3.0	38.7	1,156	4,859	6,015
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
July	30.6	2.3	32.9	605	4,619	5,224
August	30.6	2.4	33.0	951	4,262	5,213
September	34.4	2.2	36.6	1,137	4,806	5,943
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
October	24.5	2.2	26.7	649	3,413	4,062
November	26.6	1.4	28.0	1,004	3,338	4,342
December	20.2	.9	21.1	986	2,182	3,168
4th Quarter	71.3	4.5	75.8	2,639	8,933	11,572
Total, 1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,817 <sup>(1)</sup>	4,394 <sup>(1)</sup>
1st Quarter	48.3	4.1	52.4	2,031	6,146 <sup>(1)</sup>	8,177 <sup>(1)</sup>
April	41.4	2.9	44.3	1,014	5,518	6,532
May	67.1	5.0	72.1	2,496	8,064	10,560
June	49.1	3.7	52.8	979	6,450	7,429
2nd Quarter	157.6	11.6	169.2	4,489	20,032	24,521

(1) Revised.

TABLE 7.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,  
CANADA, 1945 — JUNE, 1950.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Dwellings	Total	(1) Apartments	All Other Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
January	15.1	15.2	30.3	1,788	2,334	4,122
February	3.8	15.5	19.3	448	2,313	2,761
March	5.8	14.1	19.9	685	2,266	2,951
1st Quarter	24.7	44.8	69.5	2,921	6,913	9,834
April	5.3	31.1	36.4	615	4,880	5,495
May	4.3	43.9	48.2	500	7,277	7,777
June	2.6	44.3	46.9	304	7,544	7,848
2nd Quarter	12.2	119.3	131.5	1,419	19,701	21,120
July	5.6	46.6	52.2	662	7,382	8,044
August	4.3	51.6	55.9	512	8,665	9,177
September	11.0	39.8	50.8	1,297	6,331	7,628
3rd Quarter	20.9	138.0	158.9	2,471	22,378	24,849
October	5.8	38.9	44.7	679	6,846	7,525
November	2.7	28.6	31.3	321	4,931	5,252
December	3.2	25.3	28.5	371	3,478	3,849
4th Quarter	11.7	92.8	104.5	1,371	15,255	16,626
Total, 1949	69.5	394.9	464.4	8,182	64,247	72,429
1950						
January	3.6	20.4	24.0	423	2,855	3,278
February	3.5	16.8	20.3	408	2,544	2,952
March	2.6	27.6	30.2	304	3,892	4,196
1st Quarter	9.7	64.8	74.5	1,135	9,291	10,426
April	3.9	39.1	43.0	453	5,614	6,067
May	4.3	49.9	54.2	503	6,756	7,259
June	5.8	57.9	63.7	656	9,726	10,382
2nd Quarter	14.0	146.9	160.9	1,612	22,096	23,708

(1) Estimated (p. 99).

TABLE 8.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,  
RESIDENTIAL AND OTHER, CANADA,  
1945 — JUNE, 1950.  
(Millions of Dollars)

Year	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total
1945.....	285.6	420.4	706.0	96.3	368.7	465.0	381.9	789.1	1,171.0
1946.....	412.0	602.0	1,014.0	105.3	395.7	501.0	517.3	997.7	1,515.0
1947.....	539.7	887.0	1,426.7	130.9	456.5	587.4	670.6	1,343.5	2,014.1
1948.....									
1st Quarter.....	110.6	197.4	308.0	28.8	82.1	110.9	144.7	274.2	418.9
2nd Quarter.....	129.2	291.8	421.0	34.1	118.8	152.1	158.0	415.1	573.1
3rd Quarter.....	211.4	370.6	582.0	48.9	161.3	210.2	260.3	531.9	792.2
4th Quarter.....	216.5	345.5	562.0	50.1	132.7	202.8	266.6	498.2	764.8
Total, 1948.....	667.7	1,205.3	1,873.0	161.9	514.1	676.0	829.6	1,719.4	2,549.0
1949.....									
1st Quarter.....	142.9	229.9	372.8	33.0	90.7	123.7	175.9	320.6	496.5
2nd Quarter.....	168.2	320.8	489.0	38.4	123.2	161.6	206.6	444.0	650.6
3rd Quarter.....	221.8	381.1	602.9	51.2	148.9	200.1	273.0	530.0	803.0
4th Quarter.....	229.6	345.5	575.1	52.7	137.9	190.6	282.3	483.4	765.7
Total, 1949.....	762.5	1,277.3	2,039.8	175.3	500.7	676.0	937.8	1,778.0	2,715.8
1950.....									
1st Quarter.....	149.5	233.7	383.2	34.1	92.2	126.3	183.6	325.9	509.5
2nd Quarter.....	191.8	361.7	553.5	40.4	126.6	167.0	232.2	488.3	720.5

## PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 9.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947—JUNE, 1950.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing <sup>(2)</sup>	Total Housing
		With Government Financial Assistance		Other	Total Privately-Initiated Housing			
		Loans	Guarantees			Sub-total <sup>(1)</sup>		
1947								
1st Quarter	230	997	89	1,086	4,531	1,316	5,847	
2nd Quarter	1,570	4,739	165	4,927 <sup>(3)</sup>	20,628 <sup>(3)</sup>	6,497 <sup>(3)</sup>	27,125	
3rd Quarter	2,932	3,930	84	4,109 <sup>(3)</sup>	16,024 <sup>(3)</sup>	7,041 <sup>(3)</sup>	23,065	
4th Quarter	2,458	3,297	49	3,411 <sup>(3)</sup>	12,485 <sup>(3)</sup>	5,869 <sup>(3)</sup>	18,354	
Total, 1947	7,190	12,963	387	13,533 <sup>(3)</sup>	53,668 <sup>(3)</sup>	20,723 <sup>(3)</sup>	74,391	
1948								
1st Quarter	537	1,972	56	2,033 <sup>(3)</sup>	4,108 <sup>(3)</sup>	2,570 <sup>(3)</sup>	6,678	
2nd Quarter	2,703	5,555	106	5,745 <sup>(3)</sup>	24,642 <sup>(3)</sup>	8,448 <sup>(3)</sup>	33,090	
3rd Quarter	4,418	5,533	326 <sup>(3)</sup>	5,901 <sup>(3)</sup>	21,029 <sup>(3)</sup>	10,319 <sup>(3)</sup>	31,348	
4th Quarter	2,348	4,303	1,040 <sup>(3)</sup>	5,350 <sup>(3)</sup>	11,380 <sup>(3)</sup>	7,698 <sup>(3)</sup>	19,078	
Total, 1948	10,006	17,363	1,528 <sup>(3)</sup>	19,029 <sup>(3)</sup>	61,159 <sup>(3)</sup>	29,035 <sup>(3)</sup>	90,194	
1949								
1st Quarter	364	2,737 <sup>(3)</sup>	687 <sup>(3)</sup>	3,466 <sup>(3)</sup>	4,566 <sup>(3)</sup>	3,830 <sup>(3)</sup>	8,396	
2nd Quarter	1,248 <sup>(3)</sup>	5,123 <sup>(3)</sup>	163 <sup>(3)</sup>	5,304 <sup>(3)</sup>	25,251 <sup>(3)</sup>	6,552 <sup>(3)</sup>	31,803	
3rd Quarter	3,871	6,139 <sup>(3)</sup>	2,012 <sup>(3)</sup>	8,157 <sup>(3)</sup>	15,635 <sup>(3)</sup>	12,028 <sup>(3)</sup>	27,663	
4th Quarter	2,319 <sup>(3)</sup>	9,580 <sup>(3)</sup>	772 <sup>(3)</sup>	10,352 <sup>(3)</sup>	8,976 <sup>(3)</sup>	12,671 <sup>(3)</sup>	21,647	
Total, 1949	7,802 <sup>(3)</sup>	23,579 <sup>(3)</sup>	3,634 <sup>(3)</sup>	27,279 <sup>(3)</sup>	54,428 <sup>(3)</sup>	35,081 <sup>(3)</sup>	89,509	
1950								
1st Quarter	92	2,852 <sup>(3)</sup>	838 <sup>(3)</sup>	3,690 <sup>(3)</sup>	5,072 <sup>(3)</sup>	3,782 <sup>(3)</sup>	8,854	
2nd Quarter	1,794	8,998	971	10,055	21,057	11,849	32,906	

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.

(3) Revised.



TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,<sup>(1)</sup>  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — JUNE, 1950.

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans \$000			
			Joint		Direct Loan	Total
			Basic Loan	Additional Loan		
1945 <sup>(3)</sup> .....	5,142	5,695	23,832	—	—	23,832
1946.....	8,429	13,042	43,280	—	18,355	61,635
1947.....	10,549	12,734	60,576	—	1,133	61,709
1948.....	16,939	20,782	106,692	—	1,940	108,632
1949						
January.....	816	1,557	5,369	—	2,945	8,314
February.....	783	1,356	4,721	—	2,682	7,403
March.....	1,137	1,845	7,254	—	2,625	9,879
1st Quarter.....	2,736	4,758	17,344	—	8,252	25,596
April.....	1,786	2,859	11,186	—	4,209	15,395
May.....	1,873	2,301	11,652	—	631	12,283
June.....	2,247	3,293	13,475	—	4,269	17,744
2nd Quarter.....	5,906	8,453	36,313	—	9,109	45,422
July.....	2,132	2,485	12,647	—	1,247	13,894
August.....	2,116	3,838	12,293	—	8,568	20,861
September.....	1,541	2,010	8,885	10	2,232	11,127
3rd Quarter.....	5,789	8,333	33,825	10	12,047	45,882
October.....	1,385	1,596	7,838	594	808	9,240
November.....	2,252	3,005	13,151	1,449	3,523	18,123
December.....	1,668	2,630	10,883	1,317	3,794	15,994
4th Quarter.....	5,305	7,231	31,872	3,360	8,125	43,357
Total, 1949.....	19,736	28,775	119,354	3,370	37,533	160,257
1950						
January <sup>(4)</sup> .....	1,327	1,619	8,876	1,093	429	10,398
February <sup>(4)</sup> .....	1,888	2,999	11,821	1,608	4,678	18,107
March <sup>(4)</sup> .....	2,727	3,009	19,340	1,588	291	21,219
1st Quarter <sup>(4)</sup> .....	5,942	7,627	40,037	4,289	5,398	49,724
April.....	3,228	3,725	21,921	3,024	411	25,356
May.....	3,992 <sup>(5)</sup>	4,724 <sup>(5)</sup>	— <sup>(6)</sup>	— <sup>(6)</sup>	— <sup>(6)</sup>	31,966 <sup>(5)</sup>
June.....	4,185 <sup>(5)</sup>	4,607 <sup>(5)</sup>	— <sup>(6)</sup>	— <sup>(6)</sup>	— <sup>(6)</sup>	31,426 <sup>(6)</sup>
2nd Quarter.....	11,405 <sup>(5)</sup>	13,056 <sup>(5)</sup>	— <sup>(6)</sup>	— <sup>(6)</sup>	— <sup>(6)</sup>	88,748 <sup>(5)</sup>
Total, Feb. 1, 1945— June 30, 1950.....	78,142	101,711	— <sup>(6)</sup>	— <sup>(6)</sup>	— <sup>(6)</sup>	554,542

- (1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.
- (2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.
- (3) Covers period February 1 to December 31.
- (4) Revised.
- (5) Preliminary.
- (6) Not as yet available.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN.  
CANADA, FIRST FOUR MONTHS, 1949 AND 1950.

Type of Loan	First Four Months, 1949				First Four Months, 1950			
	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$
Housing for Home-Ownership:								
Loans to home-owners.....	1,068	1,107	5,894	5,324	2,476	2,563	16,462	6,423
Loans to builders for sale:								
Integrated housing.....	507	549	3,247	5,914	418	443	2,941	6,639
Other.....	2,746	2,993	16,018	5,352	6,130	6,566	47,262	7,198
Sub-total.....	4,321	4,649	25,159	5,412	9,024	9,572	66,665	6,965
Housing for Rental Purposes:								
Loans to individuals.....	147	867	3,835	4,423	108	866	4,037	4,662
Rental Insurance.....	52	2,086	11,975	5,741	38	914	4,382	4,794
Primary industries.....	—	—	—	—	—	—	—	—
Limited Dividend Corporations.....	2	15	22	1,466	—	—	—	—
Sub-total.....	201	2,968	15,832	5,334	146	1,780	8,419	4,730
Total Gross Loans.....	4,522	7,617	40,991	5,382	9,170	11,352	75,084	6,790

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944.<sup>(1)</sup>  
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA.  
FIRST FOUR MONTHS 1949 AND 1950.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans \$000	Average Estimated Costs					Average		
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area	Con- struction Cost per Sq. Ft.
				\$	\$	\$	\$	\$	\$	Sq. Ft.	\$
1949—											
First Four Months											
Single 1-Storey	2,059	2,059	10,567	661	7,202	137	8,000	6,635	5,132	890	8.09
Single 1½-Storey:											
Finished	695	695	4,172	759	8,381	173	9,313	7,446	6,002	1,187	7.06
Unfinished	612	612	3,451	592	7,493	158	8,243	6,739	5,639	7,797 <sup>(2)</sup>	6.05
Single 2-Storey	516	516	3,367	726	9,301	194	10,221	8,195	6,525	1,322	7.03
Semi-Detached	130	147	9,910	603	8,950	219	9,772	7,916	6,190	1,231	7.27
Duplex	126	328	1,466	481	6,554	575	7,610	5,610	4,471	1,022	6.41
Triplex	18	54	231	587	7,112	265	7,964	5,487	4,281	1,009	7.05
Double Duplex	109	244	1,149	342	6,956	287	7,585	5,106	4,709	939	6.90
Row House	165	336	1,432	295	5,620	161	6,076	5,455	4,261	948	5.93
Apartment	90	2,611	14,274	309	6,352	531	7,192	6,187	5,449	856	7.41
Total	4,520	7,602	40,969	514	7,117	308	7,938	6,543	5,366	945	7.23
1950—											
First 4 Months											
Single 1-Storey	4,292	4,292	28,735	789	7,719	166	8,674	7,446	6,695	946	8.16
Single 1½-Storey:											
Finished	2,120	2,120	16,313	928	8,437	220	9,585	8,455	7,695	1,200	7.03
Unfinished	884	884	6,171	836	7,808	186	8,830	7,683	6,981	813 <sup>(2)</sup>	6.22
Single 2-Storey	836	836	6,814	948	9,499	241	10,688	9,280	8,150	1,334	7.12
Semi-Detached	350	364	2,798	702	8,705	304	9,711	8,568	7,686	1,230	7.48
Duplex	253	506	2,647	512	6,760	205	7,477	6,148	5,232	1,081	6.25
Triplex	17	51	211	606	6,924	231	7,761	5,279	4,136	1,058	6.54
Double Duplex	327	702	3,815	433	6,461	256	7,150	6,333	5,434	990	6.25
Row House											
Apartment	91	1,597	7,580	323	5,952	424	6,699	5,174	4,746	896	6.61
Total	9,170	11,352	75,084	727	7,655	231	8,613	7,371	6,614	1,023	7.32

(1) Excluding loan approvals under Sections 9 and 9a.

TABLE 13. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — JUNE, 1950.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st and 2nd Quarters	0	—	—	—
Total, April, 1946 — June, 1950	39	68	114,090	1,678

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — JUNE, 1950.

Period	Number of Housing Units			Actual Expenditure \$'000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 <sup>(2)</sup>	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949							
January	54	521	6,152	951	—	394	1,345
February	27	656	5,523	4,028	2	251	4,281
March	113	981	4,655	6,320	2	670	6,992
1st Quarter	194	2,158	—	11,299	4	1,315	12,618
April	183	891	3,947	746	2	217	965
May	526	719	3,754	2,552	3	180	2,735
June	539	1,282	3,011	2,095	—	312	2,407
2nd Quarter	1,248	2,892	—	5,393	5	709	6,107
July	380	604	2,787	2,827	—	408	3,235
August	626	512	2,901	3,139	2	562	3,703
September	1,111	533	3,479	3,186	3	418	3,607
3rd Quarter	2,117	1,649	—	9,152	5	1,388	10,545
October	830	339	3,970	3,867	101	523	4,491
November	427	597	3,800	3,602	4	413	4,019
December	50	169	3,681	5,053	41	885	5,989
4th Quarter	1,307	1,105	—	12,522	146	1,821	14,489
Total, 1949	4,866	7,804	—	38,366	160 <sup>(3)</sup>	5,233	43,759
1950							
January	0	360	3,321	321	1	274	596
February	16	346	2,991	1,709	0	272	1,981
March	4	324 <sup>(4)</sup>	2,671 <sup>(4)</sup>	2,581	5	192	2,778
1st Quarter	20	1,030 <sup>(4)</sup>	—	4,611	6	738	5,355
April	81	324	2,428	656	6	45	707
May	450	520	2,358	1,063	10	145	1,218
June	210	382	2,186	1,353	6	283	1,642
2nd Quarter	741	1,226	—	3,072	22	473	3,567
Total, April, 1941—June, 1950	50,372	48,186	—	217,185	14,074	31,352	262,611

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 15 on p. 39.

(4) Revised.

TABLE 15.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — JULY, 1950.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—January.....	97	7,235	3
February.....	91	6,755	4
March.....	84	5,940	4
April.....	73	5,049	4
May.....	68	4,476	4
June.....	48	4,028	4
July.....	48	3,844	4
August.....	48	3,797	4
September.....	65	4,677	4
October.....	63	4,816	4
November.....	59	4,219	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,055	1
April.....	48	2,428	1
May.....	50	2,393	1
June.....	45	2,264	1
July <sup>(2)</sup> .....	42	2,162	1

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at July 31, 1950, total 24.



TABLE 16. — VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE AND DECEMBER, 1949 AND JUNE, 1950.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		June, 1949	Dec., 1949	June, 1950
1.	Excavation.....	870	396	78
2.	Foundation.....	1,237	457	412
3.	Water and Sewer under Building...	1,673	1,180	943
4.	Framing.....	1,768	1,240	749
5.	Doors, frames and window sash....	1,946	1,650	887
6.	Chimneys.....	2,049	1,792	1,080
7.	Roofs shingled.....	2,025	1,911	899
8.	Plumbing roughed in.....	1,956	1,768	892
9.	Wiring roughed in.....	2,248	2,364	947
10.	Insulation.....	2,339	2,678	989
11.	Wall and ceiling board and taping..	2,474	3,021	1,154
12.	Finished flooring laid.....	2,758	3,011	1,182
13.	Exterior finish, including siding and trim.....	2,241	2,533	1,065
14.	Porches.....	2,382	2,417	1,156
15.	Interior trim.....	2,832	3,394	1,214
16.	Interior painting.....	3,369	3,704	1,673
17.	Hardware.....	3,191	3,723	1,703
18.	Plumbing fixtures.....	3,299	3,778	1,633
19.	Electrical work complete.....	3,385	3,784	1,754
20.	Exterior painting.....	4,548	4,189	2,857
21.	Water and sewer to main.....	1,784	1,801	993
22.	Electrical services connected.....	3,509	3,828	1,806
23.	Final inspection.....	3,881	4,077	2,264

TABLE 17.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER  
CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — JUNE, 1950.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services \$000
	Started	Completed	Under Con- struction (At End of Period)	
1. Small Holdings, Sub-Division Projects:				
Sept. 1943—Dec. 1949	2,673	2,673	—	21,449
1949—First Half	—	—	—	174
1950—First Half	—	—	—	—
Sub-total	2,673	2,673	—	21,449
2. Small Holdings:				
Individual Projects:	6,320	4,255	2,065	33,268
Sept. 1943—Dec. 1949	574	548	1,683	3,678
1949—First Half	—	—	—	—
1950—First Half	569	977	1,657	3,317
Sub-total	6,889	5,232	—	36,585
3. Full-Time Farming Projects:				
Sept. 1943—Dec. 1949	794	548	246	5,256
1949—First Half	31	59	224	435
1950—First Half	164	212	198	285
Sub-total	958	760	—	5,541
4. Other Projects:				
Sept. 1943—Dec. 1949	836	524	312	3,813
1949—First Half	49	36	308	375
1950—First Half	341	408	245	258
Sub-total	1,177	932	—	4,071
5. All Projects:				
Sept. 1943—Dec. 1949	10,623	8,000	2,623	63,786
1949—First Half	654	643	2,215	4,662
1950—First Half	1,074	1,597	2,100	3,860
Total, Sept., 1943—June, 1950	11,697	9,597	—	67,646

TABLE 18.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947—JUNE, 1950<sup>(1)</sup>

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$000	
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary
1947	481	824	1,305	18	438	456	523	576	1,099 <sup>(2)</sup>	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	11,481
1949	170	2	172	545	14	559	1,592	18	1,610	3,556	3,558
1st Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	2,272
2nd Quarter	2	0	2	273	5	278	857	13	870	4,317	4,321
3rd Quarter	118	0	118	348 <sup>(4)</sup>	12	360 <sup>(4)</sup>	627 <sup>(4)</sup>	1	628 <sup>(4)</sup>	3,596	3,598
4th Quarter	391	2	393	1,731 <sup>(4)</sup>	31	1,762 <sup>(4)</sup>	-	-	-	13,732	13,749
Total, 1949	0	0	0	259	0	259	368 <sup>(4)</sup>	1	369 <sup>(4)</sup>	1,334	1,336
1950	130	0	130	176	1	177	322	0	322	1,837	1,840
1st Quarter	2,809	1,000	3,809	2,547	1,113	3,660	-	-	-	28,270	29,450
2nd Quarter											
Total <sup>(3)</sup> , Jan., 1947— June, 1950											

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Includes 349 units started in remote areas, 49 of which were completed and expenditure on which amounted to \$2.9 million.

(4) Revised.

TABLE 19.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — JUNE, 1950.

Period	Number of Housing Units <sup>(2)</sup>			Actual Expenditures <sup>(2)</sup> \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	53	11	64
July	97	—	97	50	—	50
August	559	—	656	295	21	316
September	1,096	—	1,752	1,248	54	1,302
3rd Quarter	1,752	—	—	1,593	75	1,668
October	649	—	2,401	3,041	192	3,233
November	271	—	2,672	2,235	269	2,504
December	92	20	2,744	3,309	725	4,034
4th Quarter	1,012	20	—	8,585	1,186	9,771
Total, 1949	2,764	20	—	10,233	1,272	11,505
1950						
January	44	42	2,746	680	82	762
February	12	79	2,679	1,563	217	1,780
March	16	101	2,594	2,326	357	2,683
1st Quarter	72	222	—	4,569	656	5,225
April	67	88	2,574	908	151	1,059
May	367	104	2,836	1,351	284	1,635
June	619	285	3,170	1,703	293	1,996
2nd Quarter	1,053	477	—	3,962	728	4,690

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 18.

(2) Not shown are 349 units started in 1949 in remote areas, 49 of which were completed and expenditures, on which amounted to \$2.9 million.

TABLE 20. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
1929 — JUNE, 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans <sup>(1)</sup>	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949								
January	6	7	8	3	151	446	152	457
February	0	—	2	2	58	181	58	182
March	1	2	0	—	43	133	44	135
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
July	11	25	19	8	192	489	200	522
August	12	17	28	10	234	571	238	598
September	15	25	28	11	223	587	226	623
3rd Quarter	38	67	75	29	649	1,647	664	1,743
October	7	10	21	10	208	554	211	574
November	3	2	17	5	214	543	215	550
December	7	17	10	5	232	625	235	647
4th Quarter	17	29	48	20	654	1,722	661	1,771
Total, 1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
January	5	7	5	1	95	264	96	272
February	1	1	5	0	83	219	83	220
March	3	4	6	1	75	195	76	200
1st Quarter	9	12	16	2	253	678	255	692
April	2	1	5	2	44	107	45	111
May	4	9	3	1	54	139	55	149
June	9	24	17	10	199	470	203	503
2nd Quarter	15	34	25	13	297	716	303	763
Total, May, 1929— June, 1950	—	—	—	—	—	—	33,547	75,026

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 21.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — JUNE, 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 <sup>(1)</sup>	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949								
January	9	10	26	21	1,493	1,507	1,528	1,538
February	10	16	22	16	1,445	1,421	1,477	1,453
March	13	23	54	46	3,254	3,143	3,321	3,212
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203
April	33	46	52	46	5,385	4,823	5,470	4,915
May	42	73	103	98	3,496	3,269	3,641	3,440
June	69	115	128	121	3,305	3,111	3,502	3,347
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
July	63	92	98	89	3,695	3,786	3,856	3,967
August	36	42	60	58	6,446	7,824	6,542	7,924
September	31	43	74	63	4,847	5,474	4,952	5,580
3rd Quarter	130	177	232	210	14,988	17,084	15,350	17,471
October	57	73	107	88	5,122	5,259	5,286	5,420
November	47	67	107	85	3,278	3,195	3,432	3,347
December	24	37	73	61	1,681	1,647	1,778	1,744
4th Quarter	128	177	287	234	10,081	10,101	10,496	10,511
Total, 1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
January	17	24	13	15	957	986	987	1,025
February	9	18	13	11	3,341	3,691	3,363	3,720
March	29	39	47	40	5,904	5,607	5,980	5,686
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
April	38	57	72	64	5,874	5,564	5,984	5,686
May	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
June	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
2nd Quarter	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
Total, March 1945—June 1950	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

(1) Covers period March 1 December 31.

(2) Not as yet available.



TABLE 22.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,  
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,  
BY TYPE OF UNIT, CANADA, 1947 — JUNE, 1950.

As at End of Month	Units in New Structures						Home Conversion Plan				All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant						
1947												
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	—	28,990	.6
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	—	30,214	.5
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	—	30,896	.5
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	—	33,270	.5
1948												
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	—	34,803	.4
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	—	36,415	.7
September	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.5	37,113	.4
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	—	37,115	.3
1949												
March	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.3	38,549	.7
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.9	40,615	.7
September	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	1.2	41,878	.7
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.8	41,348	.4
1950												
January	37,190	.4	1,768	.3	38,958	.4	1,178	1.1	41,133	1.1	41,133	.4
February	38,727	.4	1,768	.3	40,495	.4	1,173	1.7	41,668	1.7	41,668	.4
March	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711	2.1	41,711	.5
April	38,868	.5	1,768	.1	40,636	.4	1,051	2.7	41,687	2.7	41,687	.5
May	38,772	.5	1,768	.8	40,540	.5	981	2.4	41,521	2.4	41,521	.6
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	3.1	41,410	.4

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1948	6	220	1,362	30	1,768	13,123	36	1,988	14,485
1949									
1st Quarter	23	993	7,408	23	541	4,230	46	1,534	11,638
April	3	52	345	14	404	2,888	17	456	3,233
May	7	261	1,936	-1	-62	-455	6	199	1,481
June	9	989	7,312	-7	-327	-2,400	2	662	4,912
2nd Quarter	19	1,302	9,593	6	15	33	25	1,317	9,626
July	7	458	3,235	9	403	3,299	16	861	6,534
August	5	737	4,703	0	30	158	5	767	4,861
September	5	95	591	1	1,121	7,861	6	1,216	8,452
3rd Quarter	17	1,290	8,529	10	1,554	11,318	27	2,844	19,847
October	6	153	1,184	2	70	529	8	223	1,713
November	5	606	3,816	1	-115	-1,012	6	491	2,804
December	2	734	4,667	4	577	3,573	6	1,311	8,240
4th Quarter	13	1,493	9,667	7	532	3,090	20	2,025	12,757
Total 1949	72	5,078	35,197	46	2,642	18,671	118	7,720	53,868
1950									
January	4	80	628	1	171	1,449	5	251	2,077
February <sup>(1)</sup>	4	402	2,789	2	35	264	6	437	3,053
March <sup>(1)</sup>	7	1,030	6,739	1	12	83	8	1,042	6,822
1st Quarter <sup>(1)</sup>	15	1,512	10,156	4	218	1,796	19	1,730	11,952
April <sup>(2)</sup>	3	22	162	2	564	4,374	5	586	4,536
May <sup>(2)</sup>	0	28	46	5	95	900	5	123	946
June <sup>(2)</sup>	2	47	306	0	15	129	2	62	435
2nd Quarter <sup>(2)</sup>	5	97	514	7	674	5,403	12	771	5,917
Total, July, 1948— June, 1950	98	6,907	47,229	87	5,302	38,993	185	12,209	86,222

(1) Revised.  
(2) Preliminary (see p. 101).

TABLE 24.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,  
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM RENT  
PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948 — JUNE, 1950.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948				
July	4.0	865	8,036	83.86
August	4.0	912	7,320	69.00
September	4.0	904	7,328	79.97
3rd Quarter	4.0	902	7,371	79.85
October	4.0	869	6,779	78.50
November	3.7	844	7,149	81.48
December	3.9	898	7,452	82.55
4th Quarter	3.8	873	7,261	81.71
Total, 1948	3.9	879	7,286	81.28
1949				
January	3.8	912	7,345	83.65
February	3.7	952	7,403	85.59
March	4.1	896	7,811	80.12
1st Quarter	3.9	915	7,587	82.46
April	3.7	912	7,089	78.45
May	3.6	917	7,445	84.94
June	4.2	906	7,419	70.23
2nd Quarter	4.0	910	7,309	75.30
July	4.0	924	7,589	73.81
August	4.1	936	6,337	57.09
September	4.1	880	6,951	63.07
3rd Quarter	4.1	908	6,978	64.71
October	3.6	895	7,679	78.52
November	3.8	938	5,711	49.32
December	4.6	957	6,285	58.33
4th Quarter	4.3	945	6,299	58.37
Total, 1949	4.1	920	6,978	68.38
1950				
January	3.9	944	8,275	83.47 <sup>(1)</sup>
February	4.5	971	6,986	64.86
March <sup>(1)</sup>	4.2	908	6,547	62.04
1st Quarter <sup>(1)</sup>	4.2	929	6,909	65.86
April	4.2	931	7,741	76.69
May	2.1	796	7,693	72.57
June	3.9	915	7,008	75.49
2nd Quarter	3.9	908	7,674	75.94
Total, July 1948— June, 1950	4.1	914	7,062	70.60

(1) Revised.

TABLE 23.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — JULY, 1950.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 <sup>(1)</sup>	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948												
1st Quarter	12	87	532	0	—	—	0	4	26	13	91	558
2nd Quarter	6	76	547	0	—	—	7	68	671	13	144	1,218
3rd Quarter	1	8	59	0	—	—	4	34	183	5	42	242
4th Quarter	7	82	615	1	40	247	2	6	277	9	128	892
Total, 1948	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
1949												
1st Quarter	11	196	1,227	17	392	2,803	8	42	438	25	459	3,228
2nd Quarter	3	66	482	9	261	1,923	2	18	103	11	279	2,025
3rd Quarter	1	144	842	29	587	3,982	6	6	154	35	593	4,136
4th Quarter	3	205	1,601	24	1,261	8,320	0	—	—	25	1,325	8,785
Total, 1949	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
January	41	1,405	10,294	41	1,405	10,294	0	—	—	41	1,405	10,294
February	4	100	576	9	435	3,071	0	—	—	12	463	3,239
March	4	147	1,097	2	116	907	0	—	—	4	147	1,097
1st Quarter	49	1,650	11,967	52	1,912	14,272	0	—	—	57	2,015	14,630
April	2	16	82	7	141	992	2	86	469	9	227	1,461
May	2	40	245	2	40	245	0	—	—	2	40	245
June	1	22	142	1	22	142	0	—	—	1	22	142
2nd Quarter	5	78	469	10	203	1,379	2	86	469	12	289	1,848
July	1	32	196	2	45	289	0	—	—	2	45	289
Total, June 1947—July 1950	121	2,775	19,297	144	4,701	33,215	38	483	4,104	235	5,780	40,394

(1) Covers period June to December.

TABLE 26.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT,  
FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE  
FOOT, CANADA, JUNE, 1947 — JULY, 1950.

Period	Estimated Costs				Floor Area per Housing Unit	Construction Costs per Sq. Ft.	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit
	Land	Construction	Equipment and Other	Total				
	\$	\$	\$	\$	Sq. Ft.	\$		\$
1947 <sup>(1)</sup>	207	5,914	753	6,874	969	6.10	4.7	58.06
1948	270	6,404	373	7,047	981	6.44	4.6	61.96
1949								
1st Quarter	385	6,169	479	7,033	944	6.54	4.0	83.27
2nd Quarter	400	6,162	696	7,258	934	6.58	3.8	84.13
July	367	5,916	518	6,801	1,013	5.84	4.7	76.47
August	530	6,159	916	7,605	984	7.73	4.7	63.09
September	470	5,978	569	7,017	905	7.75	3.7	82.21
3rd Quarter	408	5,968	599	6,975	998	6.98	4.6	74.39
October	139	5,143	811	6,093	841	6.12	3.5	72.44
November	240	5,172	493	5,905	889	5.82	4.0	53.23
December	392	5,877	423	6,692	930	6.32	3.8	72.69
4th Quarter	370	5,806	454	6,630	922	6.29	3.8	72.22
Annual Average	384	5,942	516	6,842	937	6.35	4.0	75.87
1950								
January	291	6,377	659	7,327	864	7.38	3.9	80.79
February	298	5,860	837	6,995	873	6.72	3.8	74.36
March	293	6,844	326	7,463	979	6.98	4.7	68.08
1st Quarter	293	6,292	675	7,261	874	7.19	4.0	78.39
April	159	6,011	268	6,438	873	6.88	4.0	68.45
May	625	5,150	350	6,125	945	5.45	4.5	64.25
June	227	5,682	532	6,441	845	6.72	3.7	68.59
2nd Quarter	229	5,866	299	6,394	881	6.66	4.0	67.88
July	511	5,520	387	6,418	932	6.88	4.3	70.30
Average, June 1947—July, 1950	340	6,075	566	6,981	908	6.69	4.0	76.37

TABLE 27.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,<sup>(1)</sup> NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — JULY, 1950.

Period	Loans Approved		Provincial Commitment		Number of Housing Units
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,701	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,677	1,003
July	288	1,538	483	1,699	380
Total, January, 1948— July, 1950	4,257	23,332	7,235	1,700	4,950

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.



# SECTION 4 REAL ESTATE LENDING

TABLE 28. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — JUNE, 1950.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate				Farms			Total
	New Construction			Existing Property			New Construction		Existing Property		Farms			
	Number of Loans	Number of Housing Units	Amount of Loans \$'000	Number of Loans	Number of Housing Units	Amount of Loans \$'000	Number of Loans	Amount of Loans \$'000	Number of Loans	Amount of Loans \$'000	Number of Loans	Amount of Loans \$'000		
1947	19,603	25,582 <sup>1</sup>	126,113	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134
1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304
1949														
1st Quarter	5,662	8,100	37,955	4,744	7,434	19,503	252	7,905	380	9,118	280	1,435	11,318	75,916
2nd Quarter	9,265	11,826	58,479	6,943	10,647	29,273	280	8,638	401	7,534	465	1,931	17,354	105,855
3rd Quarter	10,493	12,469	61,674	6,097	8,503	23,580	262	10,907	393	11,190	320	1,326	17,565	108,677
4th Quarter	8,787	10,630	54,066	5,765	8,970	24,636	248	9,462	404	12,609	514	2,224	15,718	102,998
Total, 1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446
1950														
January	2,147	2,690	14,368	1,299	2,027	5,761	64	2,319	158	5,405	32	151	3,700	28,004
February	2,138	2,895	15,312	1,632	2,585	7,282	69	3,461	142	2,638	92	450	4,073	29,143
March	3,185	3,834	21,017	2,256 <sup>2</sup>	3,589 <sup>2</sup>	8,735 <sup>2</sup>	79	2,198	150	2,616	97	517	5,767 <sup>2</sup>	36,083 <sup>2</sup>
1st Quarter	7,470	9,419	50,697	5,187 <sup>2</sup>	8,201 <sup>2</sup>	22,779 <sup>2</sup>	212	7,978	450	10,658	221	1,118	13,540 <sup>2</sup>	93,230
April	3,479	4,473	25,009	1,994	2,758	8,433	81	3,736	158	3,774	158	758	5,870	41,710
May	4,702	6,010	33,029	2,630	3,730	10,855	96	3,634	175	2,946	212	915	7,815	51,379
June	6,017	7,150	41,054	2,599	3,544	10,850	91	2,570	147	3,294	149	635	9,033	58,403
2nd Quarter	14,228	17,633	99,022	7,223	10,032	30,137	268	9,940	480	10,015	519	2,308	22,718	151,492

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 29 because in two instances one loan covered several single dwellings (see footnotes 1, page 53, and 3, page 54, of Table 29).

(2) Revised.

TABLE 29.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — JUNE, 1950.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans		Amount \$'000	Number of Loans		Amount \$'000	Number of Loans		Amount \$'000	Number of Loans		Amount \$'000	Number of Loans		Amount \$'000	Number of Loans		Amount \$'000
1947	14,336 <sup>(1)</sup>	67,657		1,298	6,052	20,443	846	2,907	808	387	2,467	9,664	282	1,016	2,736			
1948	20,765	107,802		2,386	8,091	32,129	1,564	7,412	876	385	3,084	12,564	372	1,179	2,857			
1949																		
1st Quarter	3,653	19,757		573	2,719	10,968	429	2,168	159	51	748	3,208	86	265	598			
2nd Quarter	6,408	35,818		516	2,466	11,084	469	2,272	122	35	1,401	6,017	102	313	662			
3rd Quarter	7,826	43,807		405	1,828	7,332	408	1,774	264	99	1,344	5,689	161	511	1,044			
4th Quarter	6,424	37,355		465	1,852	7,051	530	2,767	210	73	1,011	4,321	166	494	1,273			
Total, 1949	24,311	136,737		1,959	8,865	36,435	1,836	8,982	755	258	4,504	19,235	515	1,583	3,577			
1950																		
January	1,600	9,871		118	548	2,186	69	311 <sup>2</sup>	102	39	290	1,356 <sup>2</sup>	41	122	453			
February	1,556	9,987		124	783	3,005	83	447	109	36	296	1,327	35	97	285			
March	2,425	14,864		125	617	2,831 <sup>2</sup>	66	382	62	24	460	2,149	59	181	487			
1st Quarter	5,581	34,722		367	1,948	8,021	218	1,139	273	99	1,016	4,832 <sup>2</sup>	135	400	1,225			
April	2,725	17,078		206	968	4,653	96	585	159	75	251	1,183	56	207	495			
May	3,592	22,215		330	1,475	6,667	126	755	89	31	491	2,194	50	161	413			
June	4,936	31,474		305	1,142	5,406	155	644	74	25	74	1,834	98	276	895			
2nd Quarter	11,253	70,767		841	3,585	16,726	377	1,984	322	131	1,169	5,211	204	644	1,803			

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) Revised.

TABLE 29. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — JUNE, 1950. — *Concluded.*

Period	Fraternal Societies <sup>(1)</sup>				Fire Insurance Companies				All Lending Institutions <sup>(2)</sup>			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000
	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000
1947	102	519	134	320	1,242	2	30	137	17,573 <sup>3</sup>	80,776	1,850	7,808
1948	362	2,034	242	651	2,628	3	23	209	25,778	129,835	2,818	10,359
1949												
1st Quarter	108	653	46	116	390	4	24	30	4,942	25,810	720	3,158
2nd Quarter	266	1,607	81	410	777	2	10	108	8,546	45,725	719	3,280
3rd Quarter	176	905	113	246	744	26	95	20	9,780	52,271	713	2,689
4th Quarter	108	602	44	109	344	6	54	92	8,079	45,099	708	2,551
Total, 1949	658	3,768	284	881	2,255	38	183	21	31,347	168,905	2,860	11,678
1950												
January	11	60	1	3	7	2	12	1	1,972	11,610	175	718
February	23	100	8	20	47	1	5	—	1,959	11,866	179	936
March	24	98	18	37	145	—	—	—	2,975	17,493	210	859
1st Quarter	58	258	27	60	199	3	17	1	6,906	40,969	564	2,513
April	98	640	23	44	169	2	14	3	3,172	19,500	307	1,301
May	94	629	5	38	58	2	10	—	4,305	25,802	397	1,705
June	45	269	71	142	451	—	—	1	5,563	34,221	484	1,587
2nd Quarter	237	1,537	99	224	678	4	24	4	13,040	79,523	1,188	4,593
												19,569

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 28.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 30.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,  
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,  
1945 — JUNE, 1950.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	47,964	17,667	53,273
1946	22,289	63,785	21,770	61,595
1947	24,095	67,532	22,485	59,568
1948				
1st Quarter	5,143	13,772	5,100	13,171
2nd Quarter	7,707	20,637	6,126	15,821
3rd Quarter	7,706	20,635	5,752	14,855
4th Quarter	8,971	24,022	6,323	16,331
Total, 1948	29,527	79,066	23,301	60,178
1949				
1st Quarter	7,065	16,755	5,667	13,383
2nd Quarter	9,798	23,236	6,780	16,012
3rd Quarter	10,347	24,538	5,995	14,158
4th Quarter	11,883	28,181	7,041	16,628
Total, 1949	39,093	92,710	25,483	60,181
1950 <sup>(3)</sup>				
1st Quarter <sup>(2)</sup>	8,148	— <sup>(1)</sup>	5,956	— <sup>(1)</sup>
2nd Quarter	10,977	— <sup>(1)</sup>	7,167	— <sup>(1)</sup>

(1) Not available

(2) Revised.

(3) Preliminary.

SECTION 5  
BUILDING MATERIALS

TABLE 31.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,  
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC  
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING  
LUMBER, CANADA, 1945 — JUNE, 1950.  
(1939 = 100)

Period	Volume of Production			Volume of Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948				
January.....	103.4	215.3	131.0	199.6
February.....	114.9	208.6	138.0	195.2
March.....	123.8	226.6	149.2	222.6
April.....	106.4	228.8	136.7	229.7
May.....	152.8	222.4	169.8	227.3
June.....	183.3	243.5	183.7	238.5
July.....	188.0	221.5	195.9	214.1
August.....	177.7	246.0	194.3	229.7
September.....	158.8	263.0	184.5	257.3
October.....	124.5	270.6	160.7	251.8
November.....	87.7	257.5	129.9	254.3
December.....	89.5	231.6	124.7	209.2
Annual Average	134.2	236.3	158.2	227.4
1949				
January.....	102.3	233.4	134.8	217.8
February.....	110.5	212.6	135.7 <sup>(1)</sup>	204.3
March.....	134.2	255.7	164.2	246.3
April.....	100.0	235.2	133.5	238.4
May.....	166.2	249.0	186.6	258.0
June.....	209.5	265.9	223.2	281.6
July.....	183.0	224.7	193.1	236.0
August.....	174.4	267.0	197.2	279.6
September.....	146.3	274.6	178.0	300.3
October.....	117.0	291.9	160.4	310.5
November.....	97.8	279.0	142.8	297.7
December.....	93.2	243.3	130.5	228.1
Annual Average	136.2	252.7	167.7	257.4
1950				
January <sup>(1)</sup> .....	83.1	228.6	119.2	214.5
February <sup>(1)</sup> .....	115.3	217.1	140.4	206.6
March <sup>(1)</sup> .....	140.5	240.5	165.1	242.2
April <sup>(2)</sup> .....	101.5	229.4	133.2	239.4
May <sup>(2)</sup> .....	155.3	264.1	182.1	305.8
June <sup>(2)</sup> .....	216.2	291.7	234.6	332.3

(1) Revised.  
(2) Preliminary.



TABLE 32.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1950.  
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber <sup>(1)</sup>	Hardwood Flooring <sup>(2)</sup>	Wood Fibre Building Board	Building Brick <sup>(3)</sup>	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— <sup>(4)</sup>	164.7	190.9	— <sup>(4)</sup>	— <sup>(4)</sup>	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947	5,877.9	52,250	203.1	292.2	1,025.0	3,959.1	150.2
1948	5,593.0	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	338.3	5,759	20.2	23.9	105.6	407.7	13.8
February	365.1	6,394	20.1	20.9	85.7	431.5	12.0
March	443.5	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,146.9	19,381	63.3	68.0	308.2	1,225.4	39.9
April	330.4	6,580	22.5	24.2	94.7	360.3	10.3
May	549.5	6,300	20.8	29.6	92.7	382.9	13.6
June	692.7	6,270	21.1	30.6	86.2	413.0	14.1
2nd Quarter	1,572.6	19,150	64.4	84.4	273.6	1,156.2	38.0
July	605.0	5,406	12.2	31.3	74.4	342.4	17.7
August	576.5	6,401	13.9	31.5	120.2	304.7	16.8
September	483.5	6,207	14.9	31.6	76.1	328.3	15.1
3rd Quarter	1,665.0	18,014	41.0	94.4	270.7	975.4	49.6
October	386.7	7,855	18.3	32.3	101.5	329.7	15.8
November	323.4	7,680	19.3	31.2	150.6	320.7	15.8
December	308.1	7,420	17.2	27.7	108.4	355.6	13.9
4th Quarter	1,018.2	22,955	54.8	91.2	360.5	1,006.0	45.5
Total, 1949	5,402.7	79,500	223.5	338.0	1,213.0	4,363.0	173.0
1950							
January	274.6	5,760	14.1	23.9	115.6	321.7	14.2
February	381.0	6,400	14.6	20.9	117.5	327.6	12.6
March	464.2	7,240	17.0	23.3	120.6	373.5	13.4
1st Quarter	1,119.8	19,400	45.7	68.1	353.7	1,022.8	40.2
April	335.5	6,597	14.8	22.8	97.0	318.8	13.6
May	513.3	6,317	17.6	31.4	63.8	389.5	16.2
June	714.6	6,286	20.2	37.3	85.9	456.2	17.2
2nd Quarter	1,563.4	19,200	52.6	91.5	246.7	1,164.5	47.0

(1) Data for 1949 and 1950 are estimated.

(2) (See p. 103).

(3) Data on production of building brick for the period 1949 and 1950 are estimated (see p. 103).

(4) Not available.



TABLE 32.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1950 — *Continued.*  
(In Units Specified)

Period	Iron and Steel Products					Mineral Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe, Tubes and Fittings	Structural Steel	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	25.1	65.2	123.1	115.5	58.9	54.8	10.1
1947	32.5	77.7	120.2	161.2	77.4	82.3	9.8
1948	45.7	93.4	133.5	172.9	86.8	93.4	10.1
1949							
January	4.6	8.1	15.2	17.2	7.2	13.6	1.2
February	3.8	8.4	13.9	10.4	6.5	9.7	.9
March	4.0	9.3	18.6	18.2	7.5	5.7	.8
1st Quarter	12.4	25.8	47.7	45.8	21.2	29.0	2.9
April	3.0	7.5	16.0	15.3	7.7	6.2	.9
May	2.9	7.9	16.0	9.2	8.1	8.7	1.0
June	2.5	7.5	20.5	17.0	8.2	9.4	1.3
2nd Quarter	8.4	22.9	52.5	41.5	24.0	24.3	3.2
July	2.3	3.4	13.2	15.9	4.4	10.2	1.1
August	3.4	7.7	14.4	13.8	7.5	14.3	1.5
September	4.5	8.0	15.4	14.3	8.3	14.7	1.7
3rd Quarter	10.1	19.1	43.0	44.0	20.2	39.2	4.3
October	4.6	8.0	12.1	19.2	7.9	17.3	1.6
November	5.5	8.3	16.5	13.5	8.4	14.8	1.4
December	4.4	7.3	14.2	16.2	8.0	11.8	1.3
4th Quarter	14.5	23.6	42.8	48.9	24.3	43.9	4.3
Total, 1949	45.4	91.4	186.0	180.2	89.7	136.4	14.7
1950							
January	3.7	8.1	13.2	12.9	7.1	10.2	1.1
February	3.6	9.2	14.1	10.7	6.5	7.8	1.0
March	3.3	4.9	16.8	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	44.1	36.5	21.1	27.6	3.2
April	3.3	4.9	16.8	12.5	6.8	8.0	.8
May	4.0	5.7	22.2	14.0	7.7	12.3	.9
June	4.3	5.9	23.7	12.3	7.8	13.6	1.1
2nd Quarter	11.6	16.5	62.7	38.8	22.3	33.9	2.8

TABLE 32.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1950 — *Continued.*  
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>
1946	10.7	31.7	94.8	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8	134.7	2,344.6	2,121.2	5,794.5	67.0
1948	14.0	50.2	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2
March	1.3	3.5	8.3	281.8	231.1	884.0	6.9
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
April	1.3	3.8	8.1	226.3	159.1	727.4	4.8
May	1.4	4.6	11.0	166.3	174.3	736.6	3.8
June	1.4	5.0	12.0	166.2	158.4	622.9	4.0
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
July	1.4	4.5	11.0	107.6	79.8	311.7	4.9
August	1.5	4.5	11.3	138.2	175.5	429.5	7.9
September	1.4	4.4	10.3	88.1	104.4	241.1	8.2
3rd Quarter	4.3	13.4	32.6	333.9 <sup>(2)</sup>	359.7	982.3	21.0
October	1.5	4.2	11.0	166.7	185.1	332.4	8.6
November	1.4	4.6	9.9	149.8	159.9	499.2	10.4
December	1.3	3.0	9.3	179.2	162.1	378.5	9.2
4th Quarter	4.2	11.8	30.2	495.7	507.1	1,210.1	28.2
Total, 1949	16.1	48.2	117.1	2,058.4 <sup>(2)</sup>	1,995.0	5,698.8	87.2
1950							
January	1.2	3.8	6.8	152.6	133.2	468.2	8.8
February	1.1	2.9	8.3	167.9	102.3	401.1	8.6
March	1.3	3.7 <sup>(2)</sup>	10.0	193.2	148.4	169.0	7.4
1st Quarter	3.6	10.4 <sup>(2)</sup>	25.1	513.7	383.9	1,038.3	24.8
April	1.3	4.6	14.7	114.6	109.7	137.5	6.1
May	1.4	7.7	12.1	183.6	108.5	197.4	8.1
June	1.4	8.7	12.6	197.4	192.7	292.1	6.9
2nd Quarter	4.1	21.0	39.4	495.6	410.9	627.0	21.1

(1) Data for 1945 are not available.

(2) Revised.

TABLE 32.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1950. — *Continued.*  
(In Units Specified)

Period	Gypsum Products			Builders' (1) Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster (1)		Bath Tubs	Sinks (2)	Wash Basins (2)
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,243.8	56.3	—	—
1946	203.4	75.0	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948	237.7	153.0	137.1	9,419.2	102.1	139.6	109.6
1949							
January	18.1	16.2	10.6	848.0	11.1	12.8	10.0
February	15.9	13.9	10.9	805.5	10.5	13.8	9.1
March	19.9	14.4	12.5	982.0	11.6	19.4	10.1
1st Quarter	53.9	44.5	34.0	2,635.5	33.2	46.0	29.2
April	19.8	13.6	13.8	861.1	11.2	22.9	11.4
May	19.9	14.9	13.5	809.6	11.4	21.2	10.7
June	19.4	15.4	14.9	842.2	11.2	17.0	10.8
2nd Quarter	59.1	43.9	42.2	2,512.9	33.8	61.1	32.9
July	15.7	9.8	13.3	636.0	6.3	8.5	8.3
August	20.1	14.2	14.9	735.7	11.4	11.8	11.8
September	16.6	17.0	16.1	897.2	13.2	13.5	16.4
3rd Quarter	52.4	41.0	44.3	2,268.9	30.9	33.8	36.5
October	21.3	15.9	16.1	846.9	13.8	14.8	13.2
November	20.9	15.9	14.3	857.6	12.4	23.8	13.9
December	20.5	15.8	13.1	674.0	8.4	16.0	14.6
4th Quarter	62.7	47.6	43.5	2,378.5	34.6	54.6	41.7
Total, 1949	228.1	177.0	164.0	9,795.8	132.5	195.5	140.3
1950							
January	19.2	15.4	11.3	699.3	14.2	8.6	17.1
February	18.2	16.4	11.0	786.6	13.4	12.1	15.8
March	23.5	16.9	13.6	880.2	14.1	20.0	17.0
1st Quarter	60.9	48.7	35.9	2,366.1	41.7	40.7	49.9
April	19.2	16.3	12.7	713.7	12.3	13.6	15.4
May	17.1	19.9	13.3	691.1	10.3	18.7	20.0
June	19.0	19.6	15.3	698.8	10.3	12.5	20.1
2nd Quarter	55.3	55.8	41.3	2,103.6	32.9	44.8	55.5

(1) Data for 1949 and 1950 are estimated (see p. 105).

(2) Data for 1945 are not available.

TABLE 32.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1950.— *Concluded.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air <sup>(1)</sup> Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt <sup>(2)</sup> Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	13.6	7,179.1	128.8	57.2	1,433.0	29.5
1946	46.6	14.3	8,006.9	138.4	76.6	1,982.6	38.8
1947	54.3	18.1	8,726.7	157.7	121.0	2,085.6	46.7
1948	62.5	18.2	8,585.7	180.6	146.7	2,043.8	45.4
1949							
January	5.8	1.4	667.7	16.5	9.2	108.1	2.5
February	5.8	1.3	666.3	12.2	8.8	84.9	2.4
March	6.2	1.2	747.9	13.7	9.6	103.1	2.5
1st Quarter	17.8	3.9	2,081.9	42.4	27.6	296.1	7.4
April	4.8	1.0	548.7	15.8	13.3	134.1	3.1
May	5.4	.9	458.8	20.0	14.4	209.2	2.6
June	6.0	.9	458.4	18.2	16.6	241.2	3.0
2nd Quarter	16.2	2.8	1,465.9	54.0	44.3	584.5	8.7
July	3.6	.6	227.1	13.3	10.8	241.5	3.2
August	5.5	1.1	412.1	16.2	10.0	262.6	4.4
September	7.5	1.2	426.4	18.7	14.2	283.9	4.3
3rd Quarter	16.6	2.9	1,065.6	48.2	35.0	788.0	11.9
October	7.8	1.7	471.8	20.7	11.3	243.5	4.5
November	9.4	1.6	557.8	20.9	22.4	151.0	4.6
December	7.1	1.7	759.8	11.6	14.9	77.3	2.8
4th Quarter	24.3	5.0	1,789.4	53.2	48.6	471.8	11.9
Total, 1949	74.9	14.6	6,402.8	197.8	155.5	2,140.4	39.9
1950							
January	5.5 <sup>(3)</sup>	1.7	573.7	16.9	14.5 <sup>(3)</sup>	102.2	4.2
February	5.0 <sup>(3)</sup>	1.5	589.6	15.0	16.4 <sup>(3)</sup>	122.2	2.9
March	4.6 <sup>(3)</sup>	1.6	679.3	18.1	22.6 <sup>(3)</sup>	139.7	3.1
1st Quarter	15.1 <sup>(3)</sup>	4.8	1,942.6	50.0	53.5 <sup>(3)</sup>	364.1	10.2
April	4.0	1.4	392.8	13.2	16.2	173.2	3.6
May	4.3	1.5	425.5	13.2	22.7	223.0	3.6
June	7.0	1.6	656.0	12.2	20.5	301.7	4.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	697.9	11.5

(1) Data for 1949 are estimated (see p. 105).

(2) Excludes siding.

(3) Revised.

TABLE 33. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — JUNE, 1950.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, Tubes and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	11.7	10.4	8.0	2.2
June	1.5	1.1	28.3	19.8	97.2	23.8	3.4	1.9	9.1	9.2	8.8	1.8
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	11.3	10.2	8.1	1.8
December	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9	11.9	7.5	5.2	3.4
1949												
January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	8.5	2.1
February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	6.6	2.0
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	6.2	17.2	6.0	7.3	2.4
May	1.5	.9	27.9	22.5	104.9	26.1	2.7	6.4	18.6	3.4	8.8	1.7
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	1.7
July	1.5	.6	29.0	26.0	80.7	14.3	3.0	4.6	15.2	4.5	5.4	1.1
August	1.7	.4	30.2	26.1	119.4	15.1	3.6	4.2	14.5	5.5	6.9	2.9
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
October	1.5	.3	30.7	25.0	95.3	20.1	4.4	3.5	14.5	17.4	8.2	4.7
November	1.3	.7	28.6	29.5	137.6	33.1	4.8	3.8	16.7	18.7	8.2	3.9
December	.8	.8	23.9	30.1	99.1	35.9	3.2	6.0	15.2	17.6	7.2	5.6
1950												
January	.6	1.4	20.5	31.9	79.9	65.3	2.5	5.7	10.4	21.5	6.1	6.8
February	.8	1.7	18.5	32.7	78.7	102.4	1.9	6.8	11.0	24.8	5.8	7.6
March	1.2	1.8	25.7	30.0	92.0	131.0	2.7	12.6	14.8	30.1	7.7	7.6
April	1.4	1.7	21.0	31.1	86.4	141.6	2.7	12.6	14.8	30.1	6.8	7.6
May	2.1	1.0	34.4	26.4	106.8	100.8	4.0	7.8	22.0	30.1	7.4	7.9
June	1.8	.6	36.6	26.2	112.2	73.4	5.2	5.7	23.3	30.1	7.4	8.8

TABLE 33.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — JUNE, 1950 — *Continued.*  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Mineral Wool	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
March	9.4	1.3	12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
June	7.5	1.5	12.2	6.7	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
September	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
December	9.5	.6	14.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949												
January	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
April	10.6	7.9	22.4	11.6	19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
May	10.7	6.7	16.1	15.0	20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
July	6.7	1.8	18.3	5.8	15.4	1.7	9.9	1.1	15.4	1.1	10.5	.9
August	10.3	3.6	10.6	14.1	19.9	1.8	13.6	1.2	17.2	1.2	13.5	2.0
September	13.8	2.3	13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
October	13.7	2.4	15.2	7.3	21.1	1.4	15.7	1.4	18.5	1.2	17.2	2.1
November	12.1	2.6	17.4	13.8	20.3	1.9	16.4	.9	16.7	1.1	15.1	1.9
December	9.5	1.2	12.0	12.1	21.2	1.2	15.9	.7	15.5	.9	11.6	2.0
1950												
January	13.5	2.7	11.0	17.3	18.9	1.5	15.1	1.1	12.7	1.4	9.2	3.0
February	10.1	5.2	10.7	12.7	18.3	1.4	15.7	1.7	13.0	1.2	7.7	3.1
March	8.3	11.0	16.9	15.8	22.9	2.1	17.3	1.4	15.8	1.2	10.1	2.6
April	7.8	15.1	11.8	16.5	19.2	2.1	16.4	1.3	14.7	1.2	7.1	3.5
May	9.9	15.3	13.7	21.4	17.7	1.5	19.4	1.8	15.5	1.1	11.6	4.2
June	13.4	12.4	13.2	21.5	19.4	1.2	20.1	1.2	17.8	1.0	15.1	2.6



TABLE 33.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — JUNE, 1950 — Concluded.  
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0 <sup>(1)</sup>	5.1	7.6
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0 <sup>(1)</sup>	17.9	.4	6.2	7.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0 <sup>(1)</sup>	13.5	.4	7.0	9.1
December	174.0	54.7	896.4	134.8	8.4	.8	1.7	0 <sup>(1)</sup>	11.8	.2	6.7	12.1
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
April	182.7	172.7	687.2	175.7	2.0	6.6	.5	1.3	15.6	.4	11.6	16.2
May	155.2	290.9	621.3	351.3	3.2	5.8	.6	1.5	20.0	.3	16.5	14.6
June	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
July	127.0	211.0	473.6	352.8	6.2	2.8	.7	1.6	14.7	.7	12.7	14.3
August	235.7	121.7	384.6	294.2	8.6	1.9	1.8	1.4	14.4	2.4	10.1	14.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.0	1.0	19.1	2.0	14.9	11.1
October	159.4	40.1	376.5	98.2	8.5	.8	.8	.8	22.1	.5	14.3	10.3
November	209.7	58.2	503.6	83.6	10.2	1.4	2.1	.4	19.6	1.3	20.0	18.5
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1
1950												
January	153.9	61.2	309.6	152.7	7.6	2.5	1.4	.9	17.0	1.1	12.1	22.2
February	150.8	88.2	221.4	378.1	5.6	5.5	1.2	1.1	14.7	1.3	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	21.7 <sup>(2)</sup>
April	267.4	89.8	150.5	387.3	6.1	6.9	.5	2.0	11.9	2.5	15.7	19.9
May	166.5	106.8	228.5	356.2	8.0	6.8	.8	3.7	13.6	2.0	17.6	23.2
June	130.0	95.4	375.9	272.2	11.3	2.4	1.3	3.9	13.1	.9	21.0	21.5

<sup>(1)</sup> Indicates less than 50 units  
<sup>(2)</sup> Revised.

TABLE 34.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — JUNE, 1950.  
(In Units Specified)

Period	Lumber and Lumber Products		Building Brick	Iron and Steel Products			
	Hardwood Flooring	Wood Fibre Insulating Board		Structural Steel	Wire Nails	Galvanized Sheets	Skelp
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B		Thousands of Tons	Tons	Tons	Tons
1945	702	12.1	1.4	68.8	71	22,963	129,982
1946	404	18.7	1.1	99.5	680	15,331	54,385
1947	1,157	39.9	8.9	183.2	4,146	7,895	60,190
1948	8	18.3	8.3	194.3	6,315	7,047	60,783
1949							
January	1	4.4	.9	11.9	534	832	9,056
February	1	8.4	.7	16.0	610	1,285	9,116
March	15	22.7	.8	17.0	951	992	14,174
1st Quarter	17	35.5	2.4	44.9	2,095	4,109	32,346
April	265	15.5	1.0	18.9	724	1,349	14,509
May	788	6.1	.9	31.2	1,709	1,894	11,252
June	1,130	4.1	1.9	30.4	2,818	1,299	22,647
2nd	2,183	25.7	3.8	80.5	5,215	4,542	48,408
July	862	3.2	2.3	13.5	1,899	1,253	11,137
August	959	5.1	2.6	14.9	1,607	1,722	12,202
September	1,264	6.3	4.5	18.5	1,478	1,382	15,146
3rd Quarter	3,085	14.6	9.4	46.9	4,984	4,357	38,485
October	1,217	7.2	3.1	7.8	610	882	3,673
November	960	8.4	2.1	5.1	205	436	1,617
December	796	4.1	1.0	12.9	160	1,942	16,368
4th Quarter	2,973	19.7	6.2	25.8	975	3,260	21,658
Total, 1949	8,258	95.5	21.9	198.1	13,305	15,268	140,897
1950							
January	450	2.8	.7	11.5	202	458	15,575
February	692	3.2	.6	12.8	95	466	13,476
March	671	2.3	.6	12.0	178	701	5,037
1st Quarter	1,813	8.3	1.9	36.3	475	1,625	34,088
April	357	1.6	1.1	11.8	309	557	10,656
May	520	1.6	1.7	14.2	327	851	20,805
June	554	1.6	2.4	13.0	458	409	11,955
2nd Quarter	1,431	4.8	5.2	39.0	1,094	1,817	43,416

TABLE 34.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — JUNE, 1950 — *Continued*.  
(In Units Specified).

Period	Mineral Wool	Cement	Gypsum Plaster	Builders' Hardware	Sanitary Ware	
					Bath Tubs	Sinks and Basins
	Thousands of Sq. Ft.	Thousands of Barrels of 350 lbs.	Thousands of Tons	\$000	\$000	\$000
1945	5,993	32.7	2.9	490	7	254
1946	7,822	350.1	7.6	653	206	535
1947	5,775	1,248.6	10.1	969	1,044	205
1948	74	1,120.7	10.0	1,076	231	83
1949						
January	0	8.1	.4	79	6	4
February	1	4.2	.4	91	44	31
March	0	48.9	.3	140	70	40
1st Quarter	1	61.2	1.1	310	120	75
April	0	110.7	.6	100	80	64
May	0	232.0	.4	130	32	39
June	9	292.9	.7	72	23	13
2nd Quarter	9	635.6	1.7	302	135	116
July	25	203.2	1.0	80	57	76
August	1	288.3	.8	86	67	50
September	30	430.1	.7	77	23	13
3rd Quarter	56	921.6	2.5	243	147	139
October	30	360.8	.9	119	35	12
November	16	274.2	1.9	119	25	19
December	0	30.6	.6	125	31	13
4th Quarter	46	665.6	3.4	363	91	44
Total, 1949	112	2,284.0	8.7	1,218	493	374
1950						
January	0	.1	.3	119	29	51
February	0	.0	.4	89	25	22
March	6	.1	.3	109	26	24
1st Quarter	6	.2	1.0	317	80	97
April	5	.3	.4	104	57	56
May	4	.4	.5	117	54	33
June	1	1.2	1.6	134	51	45
2nd Quarter	10	1.9	2.5	355	162	134

TABLE 34.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — JUNE, 1950.— *Concluded*  
(In Units Specified).

Period	Plumbing and Heating Equipment				Common Colourless Window Glass	Paints, Pigments and Varnishes
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters		
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.	\$000
1945	334	35	280	0	39.8	8,660
1946	1,542	133	7,595	0	43.7	9,436
1947	2,506	319	43,824	0	70.2	13,441
1948	7	16	0	3,214	96.3	14,276
1949						
January	7	0	0	51	5.3	1,121
February	11	1	0	60	4.0	1,005
March	16	2	0	17	4.7	1,032
1st Quarter	34	3	0	128	14.0	3,208
April	5	5	0	31	6.4	1,013
May	59	1	1,949	51	6.0	1,126
June	4	1	0	150	5.0	1,171
2nd Quarter	68	7	1,949	232	17.4	3,310
July	2	5	362	455	4.5	887
August	58	0	0	113	5.7	913
September	175	7	404	120	5.1	1,155
3rd Quarter	235	12	766	688	15.3	2,955
October	75	9	624	123	5.8	1,495
November	70	2	0	76	7.2	1,636
December	40	0	0	38	4.9	1,262
4th Quarter	185	11	624	237	17.9	4,394
Total, 1949	522	33	3,339	1,285	64.6	13,867
1950						
January	3	0	725	234	3.2	1,221
February	10	2	448	204	3.3	1,203
March	39	0	372	118	4.5	1,466
1st Quarter	52	2	1,545	556	11.0	3,890
April	23	1	0	402	5.5	1,263
May	43	4	340	226	6.6	1,582
June	17	2	0	73	5.9	1,547
2nd Quarter	83	7	340	701	18.0	4,392

TABLE 35.—EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — JUNE, 1950.  
(In Units Specified).

Period	Lumber and Lumber Products					Building Brick	Cement
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths		
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	Thousands of Squares	Thousands of Laths	Millions of Bricks	Thousands of Barrels of 350 lbs.
1945	2,000.5	544	45.3	1,651	25,981	3.7	281.9
1946	2,083.3	106	36.1	1,775	26,193	6.1	114.4
1947	2,735.0	50	51.1	2,051	41,700	4.2	88.0
1948	2,467.7	25	40.2	2,353	55,513	4.9	73.0
1949							
January	141.5	14	.3	93	1,663	.2	.7
February	133.5	10	.3	100	2,825	.2	1.2
March	148.2	5	.3	176	3,518	.3	.1
1st Quarter	423.0	39	.9	369	8,006	.7	2.0
April	146.4	3	4.2	174	2,769	.1	.3
May	167.3	29	4.9	172	5,066	.6	4.5
June	160.5	13	4.3	157	6,343	.5	3.9
2nd Quarter	474.2	45	13.4	503	14,178	1.2	8.7
July	169.8	71	4.9	147	6,107	.7	.3
August	178.0	35	5.3	176	10,286	.5	7.9
September	212.6	81	2.8	217	15,378	.5	.3
3rd Quarter	560.4	187	13.0	540	31,771	1.7	8.5
October	269.5	94	.6	244	13,411	.4	.0
November	243.5	82	1.0	245	5,976	.3	.0
December	218.1	174	1.5	250	3,815	.0	.0
4th Quarter	731.1	350	3.1	739	23,202	.7	.0
Total, 1949	2,188.7	621	30.4	2,121	77,157	4.3	19.2
1950							
January	142.3	470	1.2	127	3,419	.1	.0
February	198.5	225	.8	139	4,210	.0	.0
March	263.6	423	1.1	282	5,566	.0	.0
1st Quarter	604.4	1,118	3.1	548	13,195	.1	.0
April	226.2	464	.7	238	4,366	.0	.0
May	276.0	1,029	1.8	278	7,136	.0	.4
June	358.5	1,719	1.4	270	9,162	.0	.5
2nd Quarter	860.7	3,212	3.9	786	20,664	.0	.9

TABLE 35.—EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — JUNE, 1950. — *Concluded.*  
(In Units Specified).

Period	Iron and Steel Products				Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Cast Iron, Soil Pipe	Steel Pipe and Tubing	Structural Steel	Wire Nails and Spikes			
	Tons	Tons	Tons	Tons	Sq. Ft.	Tons	\$000
1945	506	— <sup>(1)</sup>	9,294	813.6	15,251	447	3,973
1946	157	3,158	7,781	1,270.5	4,301	969	4,407
1947	207	184	4,411	31.9	93,149	1,423	7,346
1948	658	2,812	10,506	4,854.1	57,959	744	6,235
1949							
January	12	921	29	421.3	0	0	424
February	22	1,548	59	.5	0	45	260
March	124	2,852	2,555	40.2	0	31	351
1st Quarter	158	5,321	2,643	462.0	0	76	1,035
April	144	3,119	843	.2	0	5	360
May	162	1,908	1,138	0	0	2	254
June	59	2,135	150	31.2	0	30	362
2nd Quarter	365	7,162	2,131	31.4	0	37	976
July	4	1,173	3,988	.6	0	0	348
August	108	859	180	.4	0	0	200
September	92	359	92	.3	0	0	265
3rd Quarter	204	2,391	4,260	1.3	0	0	813
October	60	159	356	0	0	0	277
November	148	59	310	.1	931	48	231
December	63	1,714	564	0	0	2	272
4th Quarter	271	1,932	1,230	.1	931	50	780
Total, 1949	998	16,806	10,264	494.8	931	163	3,604
1950							
January	282	11	54	0	0	35	336
February	84	2,013	130	0	0	0	508
March	166	353	62	0	200	2	385
1st Quarter	532	2,377	246	0	200	37	1,229
April	171	898	590	0	400	25	188
May	63	64	55	0	0	6	243
June	45	1,195	94	0	0	25	199
2nd Quarter	279	2,157	739	0	400	56	630

(1) Not available.



TABLE 36.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1950.  
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948	6,608.9	6,238.1	621.2	425.2	1,515.5	79.8	15,488.8
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	477.4	205.9	53.0	24.2	175.4	4.4	940.3
1st Quarter	1,225.7	514.4	142.9	78.3	368.3	11.6	2,341.2
April	406.8	347.8	54.2	29.5	193.2	5.1	1,036.6
May	451.8	531.4	54.4	35.1	162.5	7.5	1,242.7
June	514.4	700.3	59.4	34.4	169.3	9.0	1,486.8
2nd Quarter	1,373.0	1,579.5	168.0	99.0	525.0	21.6	3,766.1
July	495.4	696.4	48.2	32.0	162.6	8.2	1,442.8
August	526.3	744.1	56.0	32.7	171.7	9.0	1,539.8
September	480.2	654.6	56.1	32.9	164.5	7.5	1,395.8
3rd Quarter	1,501.9	2,095.1	160.3	97.6	498.8	24.7	4,378.4
October	531.8	504.0	57.9	31.8	157.5	7.9	1,290.9
November	507.4	445.4	56.9	30.0	161.4	4.9	1,206.0
December	476.7	246.8	52.1	22.7	103.1	3.4	904.8
4th Quarter	1,515.9	1,196.2	166.9	84.5	421.9	16.2	3,401.6
Total, 1949	5,616.5	5,385.2	638.1	359.4	1,814.1	74.1	13,887.4
1950 <sup>(1)</sup>							
January	343.2	176.0	46.3	20.1	81.0	2.6	669.2
February	367.0	157.8	47.7	21.4	103.2	4.1	701.2
March	542.2	194.9	57.5	26.3	148.3	4.9	974.1
1st Quarter	1,252.4	528.7	151.5	67.8	332.5	11.6	2,344.5
April	483.1	319.7	51.0	29.6	173.1	5.1	1,061.6
May	539.4	658.7	60.3	39.8	232.8	9.4	1,540.4
June	644.9	745.2	57.9	37.5	175.6	7.9	1,668.9
2nd Quarter	1,667.4	1,723.6	169.2	106.9	581.3	22.4	4,270.9

(1) Revised.

TABLE 37.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA<sup>(1)</sup> 1946 — JUNE, 1950.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947			
Annual Average	97,787	3,539	36.09
1948			
Annual Average	104,916	4,165	39.69
1949—January	102,011	4,149	40.67
February	103,606	4,091	39.48
March	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June	110,806	4,688	42.31
July	114,370	4,987	43.62
August	115,056	4,988	43.35
September	115,589	5,090	44.03
October	114,667	5,110	44.57
November	113,332	5,099	44.99
December	109,367	4,956	45.32
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March <sup>(2)</sup>	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,051	5,047	44.25

(1) As reported by employers with 15 or more employees

(2) Revised.

# SECTION 6 BUILDING LABOUR

TABLE 38.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,  
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — JUNE, 1950.  
(In Thousands)

Week Ending	Persons Employed				Persons Unemployed			Labour Force		
	Construction		Non-agricultural Industries	Total	Con-struction Industry	Non-agricultural Industries	Total	Con-struction Industry	Non-agricultural Industries	Total
	(1) Occupation	Industry								
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434	4,498
1946 Annual Average	—	227	3,465	4,652	13	139	143	239	3,604	4,794
1947—March 1	—	187	3,634	4,565	21	136	141	208	3,770	4,706
May 31	—	254	3,658	4,821	8	89	91	262	3,747	4,912
August 16	247	283	3,709	5,008	8	71	73	291	3,780	5,081
November 8	255	284	3,779	4,847	12	82	87	296	3,861	4,934
Annual Average	—	252	3,695	4,810	12	94	98	264	3,789	4,908
1948—February 21	227	219	3,704	4,669	33	149	156	252	3,853	4,825
June 5	260	295	3,762	4,948	7	80	82	302	3,842	5,030
September 4	304	323	3,795	5,042	8	65	67	331	3,860	5,109
November 20	288	317	3,872	4,858	17	101	106	334	3,973	4,961
Annual Average	270	289	3,783	4,879	16	99	103	305	3,882	4,982
1949—March 5	258	251	3,744	4,700	47	192	199	298	3,936	4,899
June 4	350	350	3,895	5,018	16	101	103	366	3,996	5,121
August 20	343	362	3,920	5,155	15	95	98	377	4,015	5,253
October 29	341	319	3,914	4,953	20	123	133	339	4,037	5,086
Annual Average	323	320	3,868	4,956	24	128	133	345	3,996	5,089
1950—March 4	255	227	3,780	4,717	65	279	290	292	4,059	5,007
June 3(2)	341	314	3,883	5,022	—(3)	—(3)	129	—(3)	—(3)	5,151

(1) Not available prior to August, 1947.  
(2) Includes an estimate for Manitoba (see p. 106).  
(3) Not as yet available.

TABLE 39.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION  
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,  
CANADA, MARCH, 1949 — JUNE, 1950.

Week Ending	Percentage of Workers, by Number of Hours worked per Week					Average Number of Hours Worked	Total Number of Hours Worked per Week
	Less than 15	15-34	35-44	45-54	More than 5		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	39.6	9,940
June 4	3.4	4.8	41.5	38.6	11.7	43.7	15,295
August 20	4.1	5.1	40.6	38.0	12.2	43.5	15,747
October 29	4.0	7.2	44.0	36.9	7.9	42.2	13,462
Annual Average	4.7	5.9	42.8	37.0	9.6	42.5	13,600
1950							
March 4	12.4	11.8	45.7	25.7	4.4	36.5	8,286
June 3	3.7	5.5	48.5	34.8	7.5	42.3	12,225

TABLE 40.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, <sup>(1)</sup> 1945 — JUNE, 1950.

Period	Building Industry			Indexes of Employment (1939=100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non-Agri- cultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947					
Annual Average	88,124	3,322	37.41	306.9	165.0
1948					
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—January	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April	99,345	4,470	45.00	325.4	164.7
May	104,561	4,683	44.79	342.0	166.0
June	110,869	4,753	42.87	363.9	170.8
July	119,709	5,176	43.23	398.9	174.6
August	125,880	5,613	44.81	412.9	175.3
September	130,291	5,896	45.27	427.7	177.4
October	130,891	6,041	45.92	429.0	177.5
November	130,792	6,011	45.94	428.0	177.3
December	127,348	5,850	45.82	414.0	177.2
Annual Average	115,065	5,118	44.37	377.6	172.2
1950—January	110,310	4,423	39.97	357.6	170.3
February	101,836	4,524	44.62	332.7	164.4
March	99,573	4,604	46.23	325.1 <sup>(2)</sup>	163.8
April	103,280	4,832	46.77	340.3	165.0
May	109,596	5,158	47.14	358.5	165.7
June	120,691	5,544	45.93	396.1	172.4

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 41.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, <sup>(1)</sup>  
1945 — JUNE, 1950.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.3	2,867	91.0	35.79
1948					
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April	79,493	40.5	3,221	108.9	44.10
May	84,013	40.4	3,391	108.5	43.83
June	90,382	38.6	3,493	107.0	41.30
July	100,100	39.1	3,914	107.2	41.92
August	103,977	41.1	4,270	106.7	43.85
September	108,155	41.1	4,448	107.8	44.31
October	108,380	41.5	4,499	108.2	44.90
November	108,078	41.2	4,490	109.0	44.91
December	103,338	40.9	4,229	109.2	44.66
Annual Average	93,725	40.0	3,764	107.9	43.21
1950—January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7 <sup>(3)</sup>	44.68 <sup>(3)</sup>
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.



TABLE 42.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND  
TOTAL LABOUR INCOME, CANADA, <sup>(1)</sup>  
1945 — JUNE, 1950.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	180	180	4,920	4,920
1946.....	295	285	5,321	5,141
1947.....	399	352	6,212	5,478
1948—1st Quarter.....	89	71	1,635	1,305
2nd Quarter.....	114	89	1,716	1,340
3rd Quarter.....	144	109	1,883	1,425
4th Quarter.....	133	100	1,879	1,409
Total, 1948	480	369	7,113	5,479
1949—January.....	35	26	607	454
February.....	34	25	605	453
March.....	35	26	606	455
1st Quarter.....	104	77	1,818	1,362
April.....	39	29	610	458
May.....	42	31	622	466
June.....	46	34	645	480
2nd Quarter.....	127	94	1,877	1,404
July.....	49	36	649	478
August.....	51	37	658	483
September.....	53	39	662	487
3rd Quarter.....	153	112	1,969	1,448
October.....	52	38	663	488
November.....	50	37	661	489
December.....	41	30	642	475
4th Quarter.....	143	105	1,966	1,452
Total, 1949	527	388	7,630	5,666
1950—January.....	37	27	620	460
February.....	37	27	625	462
March.....	39	28	633	462
1st Quarter.....	113	52	1,878	1,384
April.....	41	30	642	468
May.....	48	35	659	480
June.....	52	38	683	493
2nd Quarter.....	141	103	1,984	1,441

(1) For coverage (see p. 107).

TABLE 43.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, DECEMBER, 1944 — JUNE, 1950.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944 December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945 Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946 Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947 Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948 Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949 March	117	1,045	310	17,455	182	3,312	141	172	99	1,394	85	1,394	934	25,568	546	16,177	1,480	41,745
June	336	293	840	4,966	391	685	203	41	97	707	165	649	2,032	7,341	1,292	5,351	3,324	12,692
September	358	199	816	4,729	114	1,221	275	40	213	517	197	567	1,973	7,273	1,877	4,780	3,850	12,053
December	66	961	122	17,693	27	5,221	40	287	111	1,161	62	2,522	428	27,845	233	17,130	661	44,975
Annual Average	223	588	542	10,553	206	2,503	181	126	138	944	128	1,289	1,418	16,070	940	10,147	2,358	26,300
1950 January	89	1,731	64	28,695	29	6,654	20	585	31	1,802	53	3,930	286	43,397	161	23,995	447	67,392
February	58	2,007	161	29,296	43	6,055	32	586	38	2,119	51	4,017	383	44,110	188	21,736	571	68,846
March	105	1,911	176	29,718	82	5,737	47	527	62	2,436	89	3,925	561	44,254	462	28,272	1,023	72,526
April	221	1,091	473	22,448	313	3,499	48	327	100	2,280	128	2,404	1,283	32,049	1,354	22,309	2,637	54,358
May	298	559	772	11,645	499	1,387	91	158	99	1,631	117	1,334	1,876	16,714	1,840	11,119	3,716	27,833
June	369	325	698	6,700	355	903	188	94	187	952	125	789	1,922	9,763	1,638	6,903	3,560	16,666

TABLE 44.— UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)  
1945 — JUNE, 1950.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	0	3.2	1.7	3.4	1.5
September	.2	2.4	1.2	.7	1.4	.9	1.5
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4
June	1.1	5.8	.1	4.0	3.5	9.1	4.3
September	.3	6.5	2.4	3.6	1.0	4.4	4.6
December	8.2	19.8	20.2	5.4	4.3	17.3	15.0
Annual Average	4.5	12.3	7.0	4.5	3.2	10.8	8.8
1950							
March	13.5	22.1	6.8	10.3	6.3	21.9	15.8
June	1.8	4.2	.4	4.9	1.5	8.4	4.2

(1) For coverage (see p. 108).

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949								
January	564	7,109	1,852	162	576	488	1,431	12,182
February	576	6,856	1,260	175	680	589	1,158	11,294
March	331	4,172	731	75	723	536	774	7,342
1st Quarter	1,471	18,137	3,843	412	1,979	1,613	3,363	30,818
April	228	2,592	502	70	566	498	491	4,953
May	71	911	300	28	268	296	279	2,153
June	49	564	158	21	192	260	173	1,417
2nd Quarter	348	4,073	960	119	1,026	1,054	943	8,523
July	38	609	250	6	171	170	135	1,379
August	43	783	409	14	176	248	182	1,855
September	33	705	439	7	150	228	208	1,770
3rd Quarter	114	2,097	1,098	27	497	646	525	5,004
October	68	1,242	787	31	183	275	363	2,949
November	159	2,811	1,604	81	274	305	910	6,144
December	597	7,864	2,574	681	267	491	1,829	14,303
4th Quarter	824	11,917	4,965	793	724	1,071	3,102	23,396
Total, 1949	2,757	36,224	10,866	1,351	4,226	4,384	7,933	67,741
1950								
January	610	8,752	1,994	400	782	642	1,798	14,978
February	752	8,244	1,506	394	1,066	742	1,576	14,280
March	338	3,176	628	148	690	418	626	6,024
1st Quarter	1,700	20,172	4,128	942	2,538	1,802	4,000	35,282
April	180	2,052	446	106	592	440	344	4,160
May	116	1,464	294	72	406	366	342	3,060
June	52	604	212	28	186	216	198	1,496
2nd Quarter	348	4,120	952	206	1,184	1,022	884	8,716

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 46.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1949 — JUNE, 1950.<sup>(1)</sup>

Trade and Type of Training	1949				1950	
	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31	June 30
Bricklaying						
Vocational.....	3	0	4	0	0	0
Apprenticeship.....	477	402	376	358	357	316
Sub-total.....	480	402	380	358	357	316
Carpentry						
Vocational.....	16	0	5	0	0	0
Apprenticeship.....	1,226	1,146	1,085	1,047	1,015	996
Sub-total.....	1,242	1,146	1,090	1,047	1,015	996
Painting and Decorating						
Vocational.....	0	0	0	0	0	0
Apprenticeship.....	197	173	165	167	157	159
Sub-total.....	197	173	165	167	157	159
Plastering						
Vocational.....	1	0	1	0	0	0
Apprenticeship.....	233	239	246	252	253	256
Sub-total.....	234	239	247	252	253	256
Plumbing and Steam Fitting						
Vocational.....	4	1	3	0	0	0
Apprenticeship.....	1,710	1,360	1,612	1,613	1,661	1,575
Sub-total.....	1,714	1,361	1,615	1,613	1,661	1,575
Electrical						
Vocational.....	36	0	3	0	0	0
Apprenticeship.....	1,269	1,264	1,236	1,289	1,324	1,275
Sub-total.....	1,305	1,264	1,239	1,289	1,324	1,275
Sheet Metal						
Vocational.....	0	0	0	0	0	0
Apprenticeship.....	576	551	541	519	569	564
Sub-total.....	576	551	541	519	569	564
All Trades						
Vocational.....	60	1	16	0	0	0
Apprenticeship.....	5,688	5,135	5,261	5,245	5,336	5,141
Total.....	5,748	5,136	5,277	5,245	5,336	5,141

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 47.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1945 — JUNE, 1950.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949										
1st Quarter	130	240	66	22	41	147	19	665	118	783
2nd Quarter	145	226	74	28	48	171	23	715	497	1,212
3rd Quarter	72	190	41	15	28	158	15	519	285	804
4th Quarter	66	153	44	11	24	105	15	418	69	487
Total, 1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
January	10	23	8	1	0	22	7	71	11	82
February	19	42	6	3	3	31	3	107	19	126
March	32	56	14	4	6	30	3	145	18	163
1st Quarter	61	121	28	8	9	83	13	323	48	371
April	26	59	17	6	12	43	4	167	22	189
May	36	78	24	3	9	42	7	199	34	233
June	17	53	20	3	16	36	1	146	152	298
2nd Quarter	79	190	61	12	37	121	12	512	208	720



TABLE 48.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1948 — JUNE, 1950<sup>(1)</sup>

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1918	118	366	112	30	85	141	54	48	954
1949									
January	7	36	9	2	11	10	5	3	83
February	7	28	11	1	8	8	2	2	67
March	5	31	13	1	8	14	6	6	84
1st Quarter	19	95	33	4	27	32	13	11	234
April	6	25	13	4	11	13	3	5	80
May	4	29	9	3	9	12	4	5	75
June	3	20	13	0	3	15	1	1	56
2nd Quarter	13	74	35	7	23	40	8	11	211
July	10	21	11	2	6	8	2	4	64
August	1	28	11	0	4	15	6	6	71
September	6	19	9	4	4	17	3	4	66
3rd Quarter	17	68	31	6	14	40	11	14	201
October	8	20	7	6	7	8	4	5	65
November	5	29	6	4	6	8	5	4	67
December	1	11	10	1	3	5	2	4	37
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
January	5	15	9	0	4	4	0	4	41
February	8	28	4	8	10	11	6	3	78
March	2	23	9	2	2	8	1	5	52
1st Quarter	15	66	22	10	16	23	7	12	171
April	5	26	9	4	8	10	4	4	70
May	5	26	10	3	8	9	0	2	63
June	7	30	6	3	3	4	10	4	67
2nd Quarter	17	82	25	10	19	23	14	10	200

(1) Data are preliminary (see p.109).

TABLE 49.— STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1945 — JULY, 1950.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	102	1,250	8,365
May	6	111	1,583	12,865
June	4	32	390	1,431
July	3	17	149	2,420
August	1	30	150	1,050
September	2	10	520	1,935
October	2	23	135	519
November	2	23	135	1,810
December	2	53	640	8,450
Total, 1948 <sup>(1)</sup>	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—
May	3	97	1,600	23,900
June	3	9	659	4,135
July	1	1	12	24
August	1	1	27	314
September	1	28	360	1,050
October	0	—	—	—
November	1	2	15	80
December	1	37	375	375
Total, 1949 <sup>(1)</sup>	12	185	3,002	30,820
1950—January	1	37	375	7,000
February	1	31	375	6,000
March	1	31	228	5,000
April	1	31	228	3,000
May	2	1	163	500
June	2	10	144	425
July	4	49	1,332	5,636

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures

## SECTION 7

## BUILDING COSTS

TABLE 50.—INDEXES OF WHOLESALE PRICES, OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945 — JULY, 1950.  
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—											
January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.7	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.7	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0
April	309.1	135.0	153.5	189.5	119.4	186.0	175.5	176.7	168.4	224.3	227.8
May	309.1	135.2	155.4	189.5	118.8	182.9	175.2	172.5	170.2	223.9	226.0
June	308.5	135.2	155.4	188.5	118.8	179.9	174.1	161.3	168.4	222.9	224.4
July	308.5	135.2	155.4	181.8	118.8	177.0	174.1	157.1	167.1	222.6	223.7
August	304.8	135.2	155.4	181.8	118.8	177.0	174.1	162.4	166.9	221.1	222.0
September	305.1	135.2	155.4	175.9	118.8	179.9	174.1	162.4	165.0	221.0	220.3
October	305.9	135.6	155.4	183.2	118.8	181.5	174.1	166.3	165.0	221.9	222.2
November	303.6	135.6	155.4	181.9	118.8	187.2	174.1	171.3	165.0	221.2	222.5
December	303.3	136.7	161.6	180.4	118.8	187.2	173.7	171.3	166.2	221.2	224.0
Annual Average	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.8
1950—											
January	305.6	136.7	161.6	180.1	115.5	187.2	174.9	171.3	166.2	222.2	224.5
February	305.8	137.1	161.6	178.4	115.5	191.6	174.9	171.3	164.4	222.3	226.9
March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
April	304.3	137.6	161.6	178.4	115.5	203.2	174.6	171.3	167.1	222.1	229.8
May	310.4	137.7	161.6	173.0	115.5	223.5	174.7	174.9	168.5	222.5	233.6
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.5
July	338.4	140.2	161.6	173.5	116.2	260.2	174.9	184.2	172.9	239.7	249.9

TABLE 51.— INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, <sup>(1)</sup>  
1945 — JUNE, 1950.  
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6
1948										
March	157.7	157.5	155.5	152.8	158.7	155.0	155.7	178.5	159.5	163.2
June	163.9	169.2	168.9	166.3	162.7	167.0	166.2	189.6	169.6	173.5
September	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4
December	172.7	175.1	172.4	176.9	171.3	171.7	170.4	198.0	176.1	180.2
Annual Average	166.7	169.5	167.3	168.5	166.0	166.3	165.5	190.9	170.4	174.3
1949										
March	173.4	175.5	172.6	177.8	176.3	173.5	171.1	198.0	178.0	182.0
June	175.6	180.7	174.7	180.7	180.0	179.0	174.4	198.0	181.7	185.8
September	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4
December <sup>(3)</sup>	178.0	182.7	183.7	184.5	182.2	180.2	177.8	204.6	184.2	188.4
Annual Average	176.0	180.4	178.7	181.9	180.2	178.0	175.1	201.0	181.4	185.5
1950 <sup>(3)</sup>										
March	178.2	182.7	184.0 <sup>(2)</sup>	184.5	182.2	180.2	181.4	208.6	184.3	188.5
June	185.6	190.5	184.5	189.0	184.5	185.0	184.8	212.3	190.2	194.5

(1) For source and details of compilation (see p. 109).

(2) Revised.

(3) Preliminary.

TABLE 52.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — JULY, 1950.  
(1939 = 100)

Period	Residential Building Materials and Wage Rates <sup>(1)</sup>	All Construction Materials and Wage Rates <sup>(1)</sup>	All Commodities	Cost of Living	Rent
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947	168.3	173.6	171.3	133.5	112.4
1948					
March	186.8	189.1	194.8	148.6	115.5
June	195.7	198.9	201.5	152.0	116.5
September	201.5	205.4	209.8	156.6	116.6
December	205.6	207.6	211.5	156.6	117.2
Annual Average	195.2	198.3	203.1	152.7	116.3
1949—					
January	206.2	208.0	211.3	157.2	117.2
February	206.4	208.0	209.7	157.1	117.2
March	206.8	209.4	209.0	156.8	117.2
April	206.7	208.7	208.9	156.9	117.9
May	206.4	207.7	207.4	157.0	117.9
June	207.4	208.3	207.3	158.1	117.9
July	207.2	207.9	206.2	159.7	118.9
August	206.4	206.9	206.1	160.4	118.9
September	207.4	207.0	206.1	159.9	119.4
October	207.9	208.1	208.4	159.8	119.4
November	207.5	208.3	208.2	159.3	119.4
December	207.5	209.1	207.6	159.0	120.4
Annual Average	206.9	208.1	208.1	158.4	118.5
1950—					
January	208.1	209.4	208.4	158.6	120.4
February	208.2	210.8	209.5	159.2	120.4
March	208.0	211.9	211.3	161.3	127.8
April	208.1	212.6	212.3	161.6	127.8
May	210.1	214.8	214.6	161.6	127.8
June	216.9	223.1	218.8	163.0	127.8
July	220.8	226.8	221.3	165.0	130.0

(1) For weighting and method of compilation (see p. 110).

TABLE 53.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — JUNE, 1950.

Period of Completion	Number of Months under Construction <sup>(1)</sup>					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.6
1950						
January	15	41	31	3	10	6.8
February	8 <sup>(2)</sup>	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.7
May	8	26	39	15	11	8.5
June	17	24	35	15	9	7.9

(1) Not available for 1946 and 1947.

(2) Revised.



## SECTION 8.

## BUILDING INDUSTRY

TABLE 54.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1950.

Period	Construction Industry				Building Material Industries				All Industries			
	Number of Bankruptcies <sup>(1)</sup>	Assets \$'000	Liabilities \$'000	Number of Bankruptcies <sup>(1)</sup>	Assets \$'000	Liabilities \$'000	Number of Bankruptcies <sup>(1)</sup>	Assets \$'000	Liabilities \$'000	Number of Bankruptcies <sup>(1)</sup>	Assets \$'000	Liabilities \$'000
1945	56	248	645	12	105	290	264	1,650	3,792			
1946	35	358	580	3	41	56	169	3,411	5,984			
1947	53	581	1,102	29	878	1,107	509	6,994	11,107			
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151			
1949												
1st Quarter	19	180	351	23	1,491	1,770	263	4,484	6,399			
2nd Quarter	16	286	422	12	149	263	221	3,924	5,006			
3rd Quarter	12	303	525	10	525	720	224	5,389	7,178			
4th Quarter	21	289	477	10	385	528	337	4,819	8,475			
Total, 1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058			
1950 <sup>(2)</sup>												
1st Quarter	25	437	752	15	957	937	351	4,671	7,203			
2nd Quarter	32	349	675	6	76	196	281	4,986	7,183			

(1) (See p. 110).

(2) Preliminary

TABLE 55.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,  
CANADA, 1945 — JULY, 1950.  
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0

SECTION 9  
NEWFOUNDLAND

TABLE 56.— NUMBER OF NEW HOUSING UNITS STARTED AND UNDER CONSTRUCTION  
By AREA AND COMPLETED BY AREA AND TYPE OF UNIT,  
NEWFOUNDLAND, 1949 — JUNE, 1950

Period	Starts			Completions					Under Construction (at end of Period)		
	5000 Population and Over	Other Areas	Total	Area		Type of Unit			5000 Population and Over	Other Areas	Total
				5000 Pop. and Over	Other Areas	One Family	Two Family	Multiple			
1949 December	—	—	—	—	—	—	—	—	—	—	1,334
1950 January	5	98	103	0	0	0	0	0	175	1,262	1,437
February	0	0	0	1	0	1	0	0	174	1,262	1,436
March	58	0	58	48	33	81	0	0	210	1,229	1,439
1st Quarter	63	98	161	49	33	82	0	0	—	—	—
April	8	44	52	17	0	17	0	0	201	1,273	1,474
May	12	65	77	10	196	206	0	0	203	1,142	1,345
June	21	78	99	35	32	32	0	0	189	1,188	1,377
2nd Quarter	41	187	228	62	228	290	0	0	—	—	—

TABLE 57.—SELECTED DATA ON PUBLICLY ASSISTED HOUSE-BUILDING,  
NEWFOUNDLAND, 1949 — JUNE, 1950.

Item	Number of Projects	Number of Loans	Number of Units	Amount of Loans \$000
(1) N.H.A. Gross Loans Approved				
1949.....	—	21	21	125.4
1950				
1st Quarter.....	—	1	1	6.5
2nd Quarter.....	—	16	16	105.1
(2) Veterans' Rental Projects by C.M.H.C.				
(a) Starts				
1949.....	1	—	50	—
1950				
1st Quarter.....	0	—	0	—
2nd Quarter.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	23	—
2nd Quarter.....	1	—	27	—
(3) Armed Service Married Quarter by C.M.H.C.				
(a) Starts				
1949.....	1	—	22	—
1950				
1st Quarter.....	0	—	0	—
2nd Quarter.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	22	—
2nd Quarter.....	0	—	0	—

TABLE 58.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, NEWFOUNDLAND, JANUARY — JUNE, 1950.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms		Total	
	New Construction			Existing Property			New Construction			Existing Property						
	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1950																
January	1	1	5	0	—	—	0	—	0	—	0	—	0	—	1	5
February	1	1	6	0	—	—	0	—	0	—	0	—	0	—	1	6
March	0	—	—	1	1	6	0	—	0	—	0	—	0	—	1	6
1st Quarter	2	2	11	1	1	6	0	—	0	—	0	—	0	—	3	17
April	27	27	116	0	—	—	0	—	0	—	0	—	0	—	27	116
May	6	7	35	6	11	58	1	30	1	31	0	—	0	—	14	154
June	12	12	66	2	2	4	0	—	0	—	0	—	0	—	14	70
2nd Quarter	45	46	217	8	13	62	1	30	1	31	0	—	0	—	55	340

TABLE 59.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, NEWFOUNDLAND, JANUARY — JUNE, 1950.

Period	Life Insurance Companies				Trust and Loan Companies				All Lending Institutions			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	No. of Units	No. of Loans	No. of Units
												Amount \$000
1950												
January	1	5	0	—	—	0	—	—	1	5	0	—
February	1	6	0	—	—	0	—	—	1	6	0	—
March	0	—	0	—	—	0	—	—	0	—	0	—
1st Quarter	2	11	0	—	—	0	—	—	2	11	0	—
April	1	7	0	—	109	26	—	—	27	116	0	—
May	4	30	0	—	2	1	2	4	5	32	1	4
June	6	42	0	—	24	6	—	—	12	66	0	—
2nd Quarter	11	79	0	—	135	33	2	4	44	214	1	4





PART III

SOURCES AND EXPLANATORY NOTES



## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

### PART I CHARTS

FIGURE 1.—DWELLINGS STARTED BY AREA AND COMPLETED BY TYPE OF UNIT, CANADA, FIRST HALF, 1948-1950.

Chart based on data shown in Table 5.

FIGURE 2.—VALUE OF CONSTRUCTION WORK PUT IN PLACE, CANADA, 1948-JUNE, 1950.

Chart based on data shown in Table 8.

FIGURE 3.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1946-JUNE, 1950.

Chart based on data shown in Table 32.

FIGURE 4.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-JULY, 1950.

Chart based on data shown in Table 52.

### PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—JUNE, 1950.

Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-JUNE, 1950.

Data compiled by courtesy of D.B.S. from data supplied by the Department of Citizenship and Immigration.

TABLE 3.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-JUNE, 1950.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration for the period 1945 to June 1949 are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice. Data were also available on the number of Canadian immigrants entering the United Kingdom, as obtained from periodic issues of the *British Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for the second half of 1949 and the first two quarters of 1950, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-JUNE, 1950.

Sources of data shown in Table 4 are as follows:

- 1945 *Housing Statistics*, 1946, D.B.S.
- 1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
- 1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of June, 1950 does not equal the number shown as under construction at the end of 1949 plus starts less completions during the first six months of 1950. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, CANADA, 1946-JUNE, 1950.

The data of housing starts and completions in cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Housing starts and completions in other areas are estimates prepared by D.B.S., based on sample surveys. Sources of publications are:

- 1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.
- 1947 Data by area compiled by the Program Section, Construction Division, C.M.H.C. Data, by type of unit, obtained from *Supplement to Housing Statistics*, 1947, *Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950 Data obtained from monthly issues, *New Residential Construction*, D.B.S.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-JUNE, 1950.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-June, 1950 provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May to November, 1948, and January, 1949-March, 1950, based on returns from 203 municipalities, December, 1948 and April, 1950, 202 and May, 1950, 203 and June, 1950, 201.

TABLE 7.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-JUNE, 1950.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to mis-interpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 52.

TABLE 8.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-JUNE, 1950.

Data for total construction obtained from *Private and Public Investment in Canada, Outlook 1950*, Department of Trade and Commerce, Ottawa, 1950. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-1950 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

TABLE 9.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-JUNE, 1950.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans cover starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assist-



ance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST FOUR MONTHS, 1949 AND 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST FOUR MONTHS, 1949 AND 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-JUNE, 1950.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 14.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-JUNE, 1950.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-June, 1950 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Economic Research Department, C.M.H.C.

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-JUNE, 1950.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Economic Research Department, C.M.H.C.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE AND DECEMBER, 1949, AND JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 17.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs.

TABLE 18.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-JUNE, 1950.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 19.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 20.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-JUNE, 1950.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 21.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-JUNE, 1950.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 22.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-JUNE, 1950.

Data compiled by Economic Research Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 23.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NUMBER OF PROJECTS, UNITS, AND TOTAL ESTIMATED COST FOR APPROVED PROJECTS WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance projects without N.H.A. Loans may include cases where an N.H.A. Loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the October issue of *Housing in Canada*.

TABLE 24.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR PROJECTS APPROVED, CANADA, JULY, 1948-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C. For explanation see notes to Table 23.

TABLE 25.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-JULY, 1950.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 26.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947-JULY, 1950.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 27.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-JULY, 1950.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 28.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 116 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 29.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-JUNE, 1950.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 28.

TABLE 30.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-June, 1950 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-June, 1950 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged, Province of Ontario Registry Offices 1945-1949 are based on original records made available by courtesy of the inspector of Legal Offices, Province of Ontario, Toronto, Canada. The complete series reflects mortgage registrations and discharges, for all registry offices and excludes registrations from a small number of land title offices. However, data available cover the bulk of mortgage activity. Spot checks indicate this coverage is between 85 and 90 per cent. The series is preliminary and subject to revisions as further data become available.

TABLE 31.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-JUNE, 1950.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the year 1945, and on 41 materials for the period 1946-June, 1950. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 32.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1950.

Sources of data for building materials listed in Table 32 are as follows:

Sawn Lumber:

1945—1948 Annual issues *The Lumber Industry in Canada*, D.B.S.

1949—June, 1950 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1945—June, 1950 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—June, 1950 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—June, 1950 Estimates prepared by Economic Research Department, C.M.H.C. based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1949 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.



Structural Tile:

1945—June, 1950 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—June, 1950 By courtesy the Steel Controller, Department of Trade and Commerce. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946 *The Hardware, Tools and Cutlery Industry in Canada*, 1946, D.B.S.

1947—June, 1950 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—June, 1950 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—June, 1950 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1949—June, 1950 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—June, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—June, 1950 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

1946—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Gypsum Wallboard:

1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—June, 1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

#### Gypsum Lath:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—June, 1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

#### Gypsum Plaster:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—June, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

#### Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1948—June, 1950 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1948.

#### Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Warm Air Furnaces:

1945—1948 *Special Statements on Warm Air Furnaces*, D.B.S.

1949 Monthly estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 77 per cent of production in 1948.

1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Domestic Heating Boilers:

1945—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.

1948—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Cast-Iron Radiators:

1945—1948 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1949—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Hot Water Storage Tanks:

1945—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1948—June, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

#### Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949—June, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1948.

#### Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—June, 1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.



Tar and Asphalt Felts:

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—June, 1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 33.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1948-JUNE, 1950.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 34.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1950.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 35.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1950.

Data obtained from issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 36.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945-JUNE, 1950.

Data obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

TABLE 37.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 38.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-JUNE, 1950.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 38 are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 38 includes engineering as well as building construction, whereas the following tables numbers 40 and 44 cover the building industry only.

The *industry* classification used in Table 38 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the

basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The province of Manitoba was excluded from the June Labour Force Survey because of flood conditions. To achieve comparability with preceding periods in this series, the Economic Research Department of C.M.H.C. made rough estimates of the probable Manitoba components and included them with the data provided in the *Labour Force Survey Bulletin* for June, 1950.

TABLE 39.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-JUNE, 1950.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The total number of hours worked per week represents the product of the average number of hours worked per week and the number employed in the construction industry as shown in Table 38.

TABLE 40.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-JUNE, 1950.

Data compiled by the Employment Statistics Section, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 41.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL. NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-JUNE, 1950.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 40.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 42.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-JUNE, 1950.

Data are obtained from monthly issues of *Estimates of Labour Income*, D.B.S. The estimates are based on 1945 and 1946 figures projected according to a monthly index of payrolls as obtained from returns from firms with 15 or more employees. The base figures for 1945 and 1946 are from *National Accounts, Income and Expenditure, 1941-1948 and Supplementary Tables*. D.B.S.

A series on total construction outlay is shown in Table 8, and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total

construction expenditure. Whereas Table 8 is intended to cover all construction expenditures, the estimates in Table 42 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 43.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1945-JUNE, 1950.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 44.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945-JUNE, 1950.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 39, 43, 45.

TABLE 45.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-JUNE, 1950.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 38, 43, 44.

The chief limitations of the data in Table 45 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act, from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling on insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation: (2) not all unemployed workers have made 180 days' contribution prior to their period of employment: (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time: (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 46.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-JUNE, 1950.

Data compiled by the Vocational Training Branch, Department of Labour.



TABLE 47.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 48.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-JUNE, 1950.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 49.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945-JULY, 1950.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 50.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-JULY, 1950.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, July, 1950, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-July, 1950. At July, 1950, the index for residential materials stood at 239.7 on the 1939 base, or 10.2 lower than the index for construction materials which was at 249.9 in July, 1950.

TABLE 51.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945-JUNE, 1950.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1945-1947 and for the month of September, 1948 and 1949. Quarterly interpolations on these indexes for the years 1948 and 1949 and the first two quarters, 1950 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administra-

tion, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1947 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The index for 1945 relates to October; for 1946, December and for 1947, July.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1947, and by courtesy of the Industrial Relations Branch for the four quarters of 1948 and 1949 and the first two quarters, 1950.

Yearly indexes for 1948 and 1949 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer to an October pay period in 1948 and 1949, whereas the yearly indexes in Table 51 represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 52.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945-JULY, 1950.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the compromise material index shown in Table 50 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 51. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 51. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 53.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-JUNE, 1950.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for the first two quarters of 1950 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 54.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-JUNE, 1950.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 54 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 54.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 55.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-JULY, 1950.

Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-July, 1950 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and first seven months, 1950.
- (3) Data converted from a 1935-1939 to a 1939 base.

TABLE 56.—NUMBER OF NEW HOUSING UNITS STARTED AND UNDER CONSTRUCTION BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, NEWFOUNDLAND, 1949-JUNE, 1950.

Data obtained from monthly issues, *New Residential Construction*, D.B.S.

TABLE 57.—SELECTED DATA ON PUBLICLY ASSISTED HOUSE-BUILDING, NEWFOUNDLAND, 1949-JUNE, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

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TABLE 59.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION AND BY TYPE OF HOUSING UNIT, NEWFOUNDLAND, JANUARY-JUNE, 1950.

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UNIVERSITY

DEPT. OF POLICE

**CENTRAL MORTGAGE AND HOUSING CORPORATION**  
**ECONOMIC RESEARCH DEPARTMENT**

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BAROMETRICS FILE "H"

# **HOUSING IN CANADA**

## **A FACTUAL SUMMARY**

**OCTOBER, 1950**

**OTTAWA, CANADA**





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## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945-October, 1950, providing monthly or quarterly data for 1949 and the subsequent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in nine sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry; (9) Newfoundland. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics. Data are also provided by the Quebec Government through its Farm Credit Bureau.

*Housing in Canada* concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department  
Central Mortgage and Housing Corporation*

Ottawa, October, 1950.



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PART I  
FACTUAL SUMMARY



## SECTION 1.—POPULATION TRENDS

(See Tables 1-4)

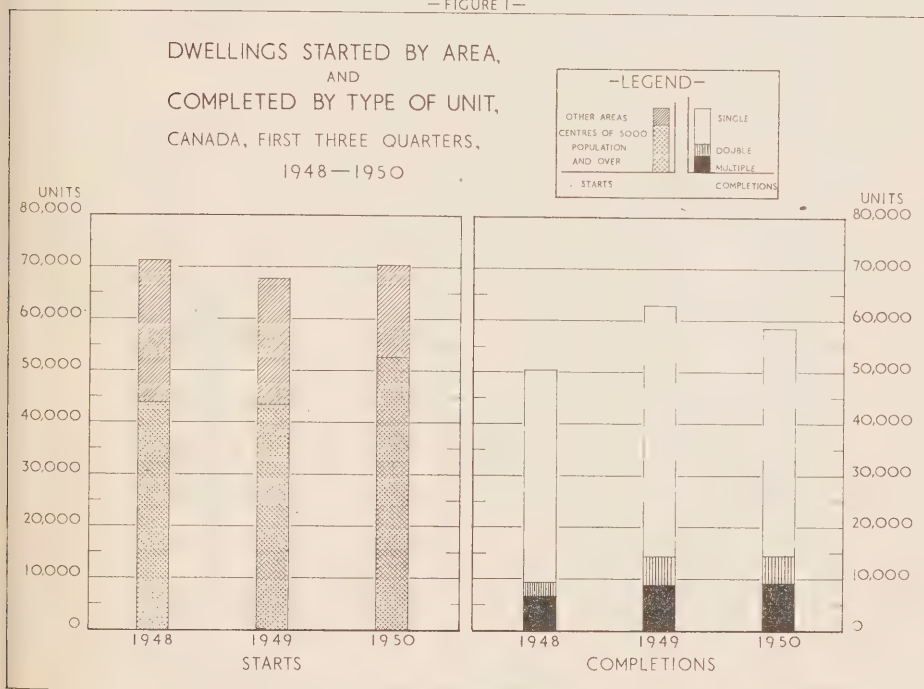
There was a notable drop in new families formed in the first 3 quarters of 1950, principally caused by declining immigration. Although marriages at 88,000 in the 1950 period were slightly higher than in the first nine months of 1949, immigration of married females was down and emigration was up. The number of immigrant families, as reflected by the number of married female immigrants to Canada, declined from 16,000 in the first nine months of 1949 to 11,000 in the same period of 1950. Emigration of married females, estimated at 5,800 in the first nine months of 1950 was 21 per cent higher than in the corresponding period of 1949.

### *Immigration and Emigration*

Immigration into Canada in the first 9 months of 1950, at 54,100 was down 29 per cent from the 76,100 during the corresponding period of 1949. Emigration during the same period declined slightly from 26,300 to 25,100. Immigration and emigration to both the United States and Great Britain, which represent the two principal countries of origin and destination, were down during the period.

—FIGURE 1—

DWELLINGS STARTED BY AREA,  
AND  
COMPLETED BY TYPE OF UNIT,  
CANADA, FIRST THREE QUARTERS,  
1948—1950



## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 5-9)

House-building activity in the first 9 months of 1950 was at about the same level as in the corresponding period of 1949, although differences in the form of the program were apparent.



The number of dwellings started was up 4 per cent from 67,900 in the first 3 quarters of 1949 to 70,400 in the corresponding period of 1950, the increase reflecting continuing strength in demand in line with the general high level of economic activity prevailing in Canada.

Dwellings completed on the other hand, were down 7 per cent from 63,000 to 58,500. Shortages of materials particularly lumber, had the effect of delaying progress on dwellings under construction in some areas. But more important than this, the decline in completions may be attributed also to the concentration of residential building resources on new starts during 1950. Dwellings under construction at the end of September, 1950, numbered 68,000 an increase of 11 per cent over the carryover of 61,100 at the end of September, 1949.

During the first 9 months of 1950 house-building activity was more concentrated in metropolitan areas and urban centres of 5,000 population and over. Starts in these areas at 52,700 were 21 per cent higher than during the same period of 1949 and completions at 43,300 were slightly higher than the 1949 first 9 month figure. Starts in other areas during the 1950 period at 17,700 were down 27 per cent and completions at 15,200 were down 24 per cent.

Multiple unit construction comprised a greater proportion of total completions in the first 3 quarters of 1950 than in the same period of 1949. Single family dwellings completed were 9 per cent lower than in the first 3 quarters of 1949 while the number of two-family and multiple dwellings completed were near the 1949 level.

#### *Residential and Other Types of New Construction*

Total new construction work put in place in the first 3 quarters of 1950 amounted to \$1,652 million about 13 per cent above the 1949 3 quarter figure of \$1,465 million. New residential construction, including major improvements and alterations amounted to \$546 million and accounted for 33 per cent of total new construction work put in place. This compares with 36 per cent for the corresponding period of 1949. The increase in the value of new residential construction put in place reflects mainly cost increases (see p. 19).

### SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 10-28)

Publicly-assisted housing construction increased notably in the first 9 months of 1950 as compared with the corresponding period of 1949, while the number of dwellings started without public assistance declined somewhat. Government-assisted housing starts made up slightly over two-fifths of total starts (see Table 10). They numbered 29,500 in the first 3 quarters of 1950, a gain of 32 per cent over the first 9 months of 1949. Although publicly-initiated starts under the direct Government rental housing program, at 3,460 were down 37 per cent over 1949, Government-assisted starts in the privately initiated housing sector increased by 54 per cent from 16,900 in the first 9 months of 1949 to 26,100 in the same period of 1950. Starts without Government assistance declined from 45,500 in the first 9 months of 1949 to 40,900 in the same period of 1950.

#### *The National Housing Act, 1944*

Lending operations under the National Housing Act for the first 3 quarters of 1950 were at record levels. During the first 9 months of 1950 the total number of housing units for which gross loans were approved under the Act, at 35,500

was 65 per cent higher than during the first 9 months of 1949 and 23 per cent above the 1949 full year total of 28,800. The loans involved in the first 3 quarters of 1950 had a value of \$238 million as against \$117 million in 1949. The increase in operations under the National Housing Act, 1944, reflects in part the impact of the lower down payments made possible under the amendments of December, 1949. There was, however, the offsetting fact that lending values were kept at the levels of the beginning of the year. Since house building costs were rising during the year, this had the effect of raising down payment requirements.

#### *Veterans' Rental Projects Under Central Mortgage and Housing Corporation*

Winding up operations under the Veterans' Rental Housing Program continued during the third quarter of 1950 and starts, completions, units under construction and expenditures under this program declined during the first 9 months of 1950 as compared with one year earlier. About 30 units remain to be started under this program.

During the first 3 quarters of 1950 starts numbered 1,000, completions numbered 3,420, expenditures amounted to \$13 million and there were 1,250 units under construction at September 30, 1950. In the same period of 1949, starts were 3,560, completions were 6,700, expenditures amounted to \$29 million and 3,480 units remained to be completed at September 30, 1949.

#### *Veterans' Land Act, 1942*

Dwelling starts under the Veterans' Land Act during the first 3 quarters of 1950 numbered 2,100 as against 1,600 in the same period of 1949. Completions at 2,070 were almost double the 1,080 completions of the first 3 quarters of 1949.

#### *Armed Service Married Quarters*

Overall housing operations under the Department of National Defence during the first 3 quarters of 1950 involved 2,742 permanent starts, 2,338 completions and an outlay of \$22 million.

The Department of National Defence housing program commenced in 1949 and executed by the Construction Division of the Central Mortgage and Housing Corporation, continued in the third quarter of 1950. A part of this program is carried out in remote areas and financed through Central Mortgage and Housing Corporation. In the first 3 quarters of 1950 there were 278 starts in remote areas and 129 completions at an expenditure of \$2 million. The rest of this program involved 2,460 starts, 1,770 completions and construction expenditures of over \$17 million.

Operations under the 1948 program undertaken by the Department of National Defence itself came to an end with 22 completions in the third quarter of 1950. During the first 9 months of 1950 there were 438 completions and an expenditure of \$3 million.

#### *Canadian Farm Loan Act, 1927*

Loans having a total value of \$103,000 for the construction of 54 new farm homes were approved during the first 3 quarters of 1950 and 104 loans with a value of \$41,000 were approved for the alteration and improvement of existing farm homes.

During the first 9 months of 1949 loans with a value of \$119,000 for 69 new farm houses and 114 loans with a value of \$53,000 were approved for residential improvements and alterations.

### *Farm Improvement Loans Act, 1944*

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 224 loans for new farm houses and 366 loans for the improvement and alteration of existing farm residential property during the first 6 months of 1950. The loans for the new units had a total value of \$351,000 and for the improvements and alterations \$330,000. In the first 6 months of 1949, loans for new farm houses were 176 valued at \$283,000 and for improvements and alterations 385 valued at \$347,000.

### *Property Management Operations, Central Mortgage and Housing Corporation*

The number of rental housing units under the management of the Corporation decreased from 41,900 at the end of September, 1949, to 40,200 at the end of September, 1950.

The vacancy rate at the end of September, 1950, at .5 per cent remained negligible.

### *Rental Insurance Plan*

Net approvals under the Rental Insurance Plan during the first 3 quarters of 1950 were made in respect of 41 projects involving 3,290 rental dwellings, a decrease of 42 per cent from the same period of 1949. Total costs per unit during the 1950 period were estimated by applicants to average \$6,740. Floor areas averaged 909 square feet, number of rooms 4 and maximum rentals \$65. Since the inception of the plan in July, 1948 to September, 1950, a net total of 195 projects involving 13,000 rental units has been authorized.

### *Double Depreciation of Rental Housing Units*

The deadline for commencement of rental projects eligible for double depreciation was December 31, 1949. Applications have been received and approved in 1950 for projects begun prior to the end of 1949 and these additional approvals bring the total for the whole period of operations, June, 1947-October, 1950 to 238 projects involving 5,842 units.

### *The Province of Quebec Farm Credit Bureau*

Since commencement of operations January 15, 1948, to September 30, 1950, 4,810 applications involving 5,590 housing units have been approved by the Quebec Farm Credit Bureau. These have involved an interest subsidy commitment of \$8 million or an average contribution of \$1,718 per loan.

## SECTION 4.—REAL ESTATE LENDING

(See Tables 29-31)

Data on institutional mortgage lending in Canada reflect a quickened pace of real estate activity during the first nine months of 1950, on both new and existing non-farm property. Institutional mortgage lending in overall terms increased substantially in the first 3 quarters of 1950 as compared with the corresponding period of 1949. Real estate loans approved numbered 59,000 with a value of \$402 million in the first 3 quarters of 1950, as against 46,000 loans and a value of \$290 million in the 1949 period. This represents an increase of 27 per cent in number and 38 per cent in value of loans approved.

Institutional mortgage lending for new non-farm residential construction continued to increase in the first 3 quarters of 1950. The increase in lending in



the new construction sector reflects to a large extent the expansion of joint lending operations under the National Housing Act, 1944.

The number of *new* non-farm dwellings for which institutional mortgage loans were approved, at 43,400 during the first nine months of 1950, was 34 per cent higher than in the same period of 1949. This increase of 11,000 units consisted of an increase of 10,000 new single units and 1,000 new multiple housing units. The value of these loans increased by 54 per cent from \$158 million to \$243 million.

The number of *existing* non-farm dwellings for which loans were approved in the first 3 quarters of 1950, at 28,500, was 7 per cent higher than in the same period of 1949. The value of these loans at \$84 million was 17 per cent higher in 1950 than in 1949.

Although the number of loans for new non-farm non-residential real estate in the first 3 quarters of 1950, at 770 decreased 3 per cent from the 1949 figure, the value of these loans at \$39 million was 42 per cent above the 1949 level. The number of loans on existing property in this sector increased by 13 per cent from 1,200 to 1,300 in number and by 12 per cent from \$28 million to \$31 million in value during the period.

Farm loans during the first 3 quarters of 1950, numbering 1,100, amounted to \$5 million and were only slightly higher in both number and amount than during the first 3 quarters of 1949.

#### *Mortgages Registered and Discharged*

Mortgage registrations in Greater Toronto reflect the general increase in real estate activity indicated above. In the first 3 quarters of 1950 a total of 30,500 mortgages on new and existing property were registered in the Greater Toronto area, an increase of 12 per cent over the same period of 1949.

Mortgage discharges in Greater Toronto, at 19,900, in the first 3 quarters of 1950, were 8 per cent higher than in the same period of 1949. To some extent mortgage discharges reflect the rate of transfer of existing real estate since the sale of encumbered property results in the discharge of any existing mortgage. Discharges also reflect refinancing and the ordinary paying off of mortgage debt without transfer of the property.

In 1949 both the number of mortgages registered and discharged in Greater Toronto represented 42 per cent of the total number for the Province of Ontario.

### SECTION 5.—BUILDING MATERIALS

(See Tables 32-39)

Regulations respecting the control of construction materials which were abandoned April 1, 1950<sup>(1)</sup> were re-imposed effective January 1, 1951, in so far as steel is concerned. In announcing the re-imposition of steel control, the Minister of Trade and Commerce stated that in view of the scarcity of steel in world markets, governmental control in countries of origin, and allocation of steel by intergovernmental arrangement, it was deemed necessary in Canada to re-impose steel control.

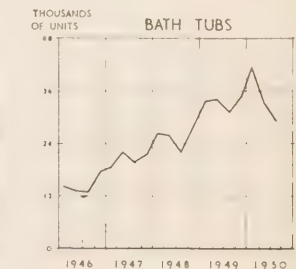
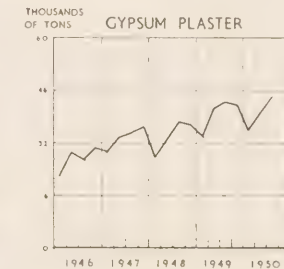
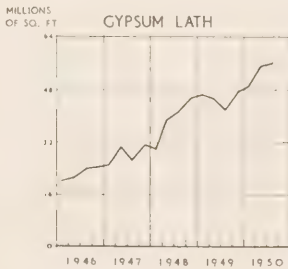
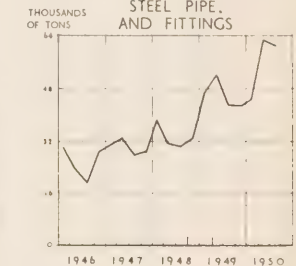
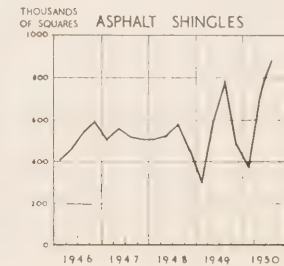
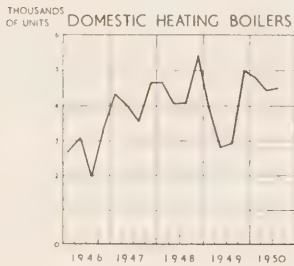
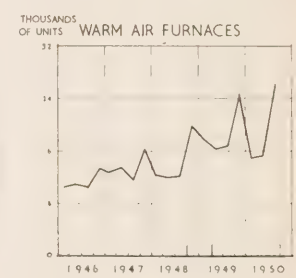
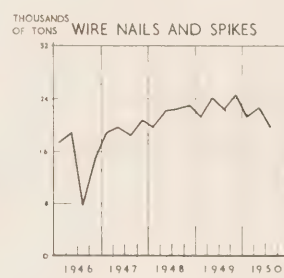
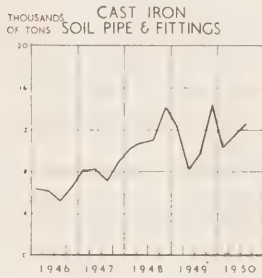
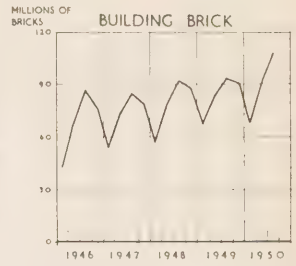
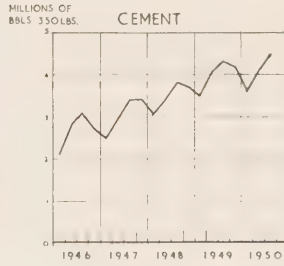
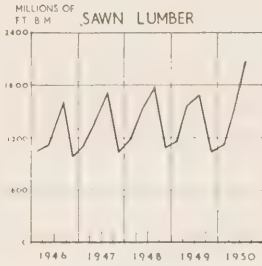
P.C. 5798 and 5799 dated December 1, 1950 and effective January 1, 1951, regulate the importation of steel into Canada and designate iron ore and primary iron and steel products as essential materials.

(1) See *Housing in Canada*, April 1950, p. 16, also P.C. 1270, dated March 14, 1950.

-FIGURE 2-

# PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA.

QUARTERLY, 1946-SEPTEMBER 1950



In order to conserve steel for essential construction on and after January 1, 1951, no steel supplier shall deliver any steel materials to a buyer for use in any of the following types of construction: a) construction for the purposes of amusement, entertainment or recreation, including theatres, dance halls, amusement parks, recreational clubs or halls, holiday camps, arenas, rinks, stadia, race tracks, bowling alleys and exhibitions; b) construction for the merchandising, storage, manufacturing or processing of any liquors, spirits, beers or wines; c) construction for the manufacturing or processing tobaccos, cigarettes, cigars, carbonated beverages or confectionery other than bakery products; d) construction of outdoor advertising signs.

### *Production of Building Materials*

Output of construction materials was up for the most part in the first 3 quarters of 1950, although declines occurred in some items. During the first 9 months of the year the composite index of production of construction materials other than lumber averaged 261 on the 1939 base, an increase of 6 per cent over the level for the corresponding period of 1949. More closely reflecting the absorption of materials by the construction industry the index of domestic disappearance showed an increase of 11 per cent and indicated a rising volume of total construction activity (see p. 12).

Of the 35 materials covered, 16 showed increases in output of 10 per cent to 57 per cent in the first 9 months of 1950 as compared with the same period of 1949. Electric hot water tank heaters and concrete blocks led this group with an increase of 57 per cent followed by domestic heating boilers 44 per cent and non-metallic sheathed cable, 27 per cent. Nine materials including sawn lumber registered increases of less than 10 per cent and 10 materials declined in output. Of these, outlet boxes, duplex receptacles, builders' hardware, sinks, cast iron pressure pipe and structural steel registered drops of 10 per cent or more. Structural steel dropped 12 per cent. Four other materials declined less than 10 per cent in output.

### *Supply of and Demand for Building Materials*

Factory sales of 13 out of 18 materials were higher in the first 3 quarters of 1950 than in the corresponding period of 1949. For the remaining items, wire nails, single pole switches, outlet boxes, sinks, and hot water storage tanks, sales decreased over the period.

Factory stocks of 4 out of 18 materials were lower at the end of September, 1950, than one year earlier. The remaining items registered increases in stocks on hand at September 30, 1950, as compared with one year earlier.

### *Imports of Building Materials*

Of the 19 materials covered in this review 10 showed decreases in imports in the first 3 quarters of 1950 as compared with the first 3 quarters of 1949. Cement led this group followed by wood fibre insulating board, skelp and wire nails. Nine materials showed increases in imports. Cast iron radiators and electric hot water tank heaters led this group followed by mineral wool and gypsum plaster.

### *Exports of Building Materials*

Exports of 7 of the 14 building materials covered, registered increases in the first 3 quarters of 1950 over the same period of 1949. Exports of hardwood flooring which were many times greater in the 1950 period than in the 1949



period, led this group, followed by sawn lumber and wood shingles, exports of which were more than 50 per cent greater in the first 3 quarters of 1950 than a year earlier. Exports of 7 materials showed declines in the first 3 quarters of 1950 as compared with the same period of 1949. Wire nails and spikes led this group followed by structural steel and building brick.

#### *Shipments of Primary Iron and Steel*

Shipments of primary shapes by Canadian steel mills, exclusive of producers' interchange totalled 2,069,300 net tons in the first 9 months of 1950, an increase of 2 per cent over the 2,027,900 tons shipped in the same period of 1949.

Of the 8 steel consuming categories included in this review 3 registered increases in shipments in 1950 over 1949. The automotive industries led this group with shipments amounting to 141,200 tons, an increase of 29 per cent over the 1949 period; the containers industry received 192,500 tons, an increase of 22 per cent and the miscellaneous group obtained 449,800 tons in the 1950 period, 19 per cent more than during the same period of 1949.

Leading the list of the 5 categories registering declines, exports at 137,400 were 16 per cent less than in 1949; wholesalers and warehouses at 222,300 were 15 per cent below 1949; railways and railway car shops received 383,900 tons, 8 per cent less than in 1949; building construction at 261,200 tons, received 4 per cent less than in 1949 and merchant trade products received 262,800, 2 per cent less than in 1949.

The share of "building construction" in shipments for the first 9 months of 1950 amounted to 261,000 tons or 8 per cent of the total, and a considerable proportion of this amount was for non-residential building.

Producers' interchange or the tonnage shipped to producers' own works for further processing during the first 9 months of 1950, at 1,044,100 tons was 38 per cent above the 755,100 tons for the corresponding period of 1949.

#### *Employment and Earnings in the Building Material Industries*

Returns from a group of building material producers employing 15 or more employees indicate that the high rate of building material production which was 7 per cent higher in the current year than in 1949, was sustained by a 4 per cent rise in employment. An average of 108,000 employees was reported for the first 3 quarters of 1949 and 112,000 for the corresponding period of 1950.

Average weekly earnings for the same group increased by 5 per cent from \$44.00 in September, 1949 to \$46.36 in September, 1950.

### SECTION 6.—BUILDING LABOUR

(See Tables 40-51)

#### *Employment and Earnings*

Employment in the *construction* industry, as a whole, at mid-August, 1950, showed a small increase over one year earlier. According to figures based on the quarterly Labour Force survey conducted by the Dominion Bureau of Statistics, persons employed in the construction industry at August 19, 1950, numbered 371,000, a gain of 3 per cent over construction employment in August, 1949.

Sample data on the number of hours worked per week suggest that construction workers, on the average, put in a shorter work week during the first 3 quarters of 1950 than during 1949. In the first 3 quarters of 1950 the work

week averaged 41 hours as compared with 43 hours in the corresponding period of 1949. The average work week of employees sampled in 1950 varied seasonally from 37 hours in March to 43 in August.

Total labour income in Canada rose 5 per cent from \$5,664 million in the first 9 months of 1949 to \$5,955 million in the corresponding period of 1950. Construction labour income in the same period rose 9 per cent from \$384 million to \$420 million.

Employment in the *building* industry during the first 9 months of 1950 showed a small increase over the corresponding period of 1949. The index of employment in the building industry, based on reports from employers with 15 or more employees, averaged 381, a gain of 5 per cent over the first 9 months of 1949.

#### *The Labour Market*

Unemployment in the construction industry, chiefly of a frictional nature, was slightly lower in August, 1950, than a year earlier. Unplaced applicants in the construction trades, in September, 1950, numbered 8,300, 25 per cent below one year earlier. The number of construction workmen who applied for unemployment insurance benefits and established benefit years during September, 1950, at 1,600 was 9 per cent lower than one year earlier.

#### *Supply of Construction Workers*

Immigration of construction workers into Canada was down 47 per cent from 2,800 in the first 9 months of 1949, to 1,500 in the same period of 1950. Of the immigrants in 1950, 1,150 were skilled and 350 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during the first 9 months of 1950, totalled 565 resulting in a net immigration of skilled construction workers of 585 during the period. This represents a decline of 53 per cent from the same period of 1949. The number of trainees in the building trades, assisted under the Federal-provincial scheme at September 30, 1950 at 4,950 was slightly less than one year earlier.

#### *Strikes in the Building Industry*

Time loss through strikes in the building industry during the first 9 months of 1950, totalled 28,200 working days, somewhat less than in the corresponding period of 1949.

### SECTION 7.—BUILDING COSTS

(See Tables 52-55)

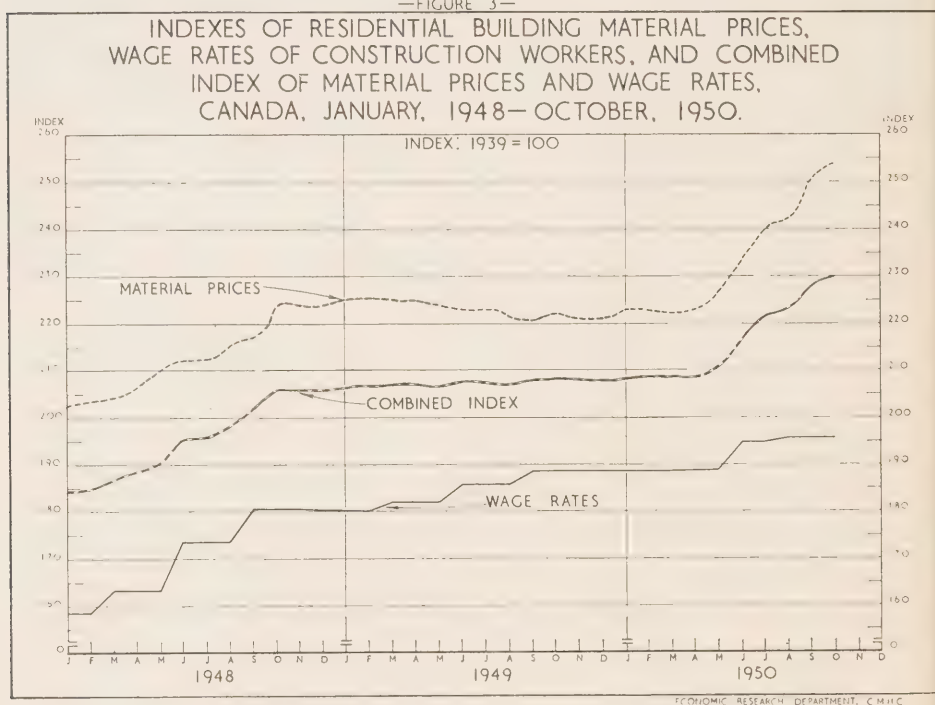
The upward trend in building costs experienced in the first 2 quarters of 1950 continued through the third quarter. The combined index of prices of residential building materials and wage rates in the construction trades increased by 11 per cent from 208 at the end of 1949 to 230 at the end of October, 1950. The increase reflects a rise of 15 per cent in material prices and 4 per cent in wage rates during the period. The average level of the combined index for the first 10 months of 1950 was 4 per cent higher than the corresponding average for 1949.

#### *Building Material Prices*

Largely as the result of the increase in lumber prices prompted mainly by increased demand for Canadian timber in the United States, building material prices rose notably in the first 10 months of 1950. The price index of lumber and lumber products increased by 20 per cent from 303 at the end of 1949 to 363

at the end of October, 1950. The price index for roofing materials which had reached an all time high of 281 in September, 1950, as a result of increased American demand for cedar shingles used mainly in Western Canada, dropped to 228 in October. This price decline was a result of a sudden break in the United States market which was followed by the closing of about 80 per cent of Vancouver's shingle mills. Electrical equipment and fixtures which rose to 190 in September, 1950, dropped to 187 in October as a result of a fall in the price of copper wire. Increases in all other categories ranged from 11 per cent in the case of bricks; 6 per cent for plumbing and heating equipment; 4 per cent for cement, 2 per cent for paint and lath, plaster and insulation materials. Overall, the composite index of residential building material prices rose 15 per cent from 221 at the end of 1949 to 254 at the end of October, 1950. During the same period the price index for all construction materials rose from 224 to 261 or 17 per cent.

—FIGURE 3—



### *Wage Rates in the Construction Trades*

Wage rates of building workmen continued to rise in the third quarter of 1950 at about the same rate as in the first 2 quarters. The composite index of building wage rates of construction workers averaged 4 per cent higher during the first 9 months of 1950 than the corresponding average of 1949. The index increased by 4 per cent from January to September, in 1950, with the gains fairly evenly distributed throughout the different trades covered.

Wage rates in all industries showed a similar trend rising by 2 per cent from January to September, 1950, and averaging 2 per cent higher during the first 9 months of 1950, than in the corresponding period of 1949.

### *Completion Time*

Shortages of some materials and a heavy concentration of residential construction resources on starts failed to increase the average completion period of dwellings in the first 9 months of 1950 over the corresponding period of 1949. The average number of months required to complete a house dropped seasonally from 9 months in May to 6 months in September, 1950. The average completion period for the first 3 quarters of 1950 at 7.2 months was near the level of the corresponding period of 1949.

### *Cost of Living and Rent*

The index of rentals, which stood at 120 in December, 1949, rose 9 per cent in the first 10 months of 1950 and stood at 131 in October, 1950. The cost of living as a whole rose 6 per cent from 159 to 168 during the period.

## SECTION 8.—BUILDING INDUSTRY

(See Tables 56-57)

In the first 3 quarters of 1950, as compared with the first 3 quarters of 1949, the total number of bankruptcies in Canada increased 16 per cent from 708 to 819. The number of bankruptcies increased by 62 per cent in the construction industry from 47 to 76 and decreased by 42 per cent in the building material industries.

The average amount of defaulted liabilities in all industries, during the first 9 months of 1950, at \$26,900, represents an increase of 3 per cent over the same period of 1949. The average amount of defaulted liabilities in the construction industry at \$23,000, was 18 per cent below 1949 and the average amount of defaulted liabilities in the building material industries dropped 15 per cent from \$61,000 in the first 9 months of 1949 to \$52,000 in 1950.

### *Common Stock Prices*

Common stock prices of 16 building material companies during the first 10 months of 1950, averaged 29 per cent higher than in the corresponding period of 1949, reflecting the continued confidence of investors in this field. Common stock prices of 82 industrial companies also increased, averaging 23 per cent higher during the first 10 months of 1950, than in the corresponding period of last year.

## SECTION 9.—NEWFOUNDLAND

(See Tables 58-61)

### *Housing Starts and Completions*

Housing starts in Newfoundland during the first 3 quarters of 1950 numbered 1,536 and completions numbered 923. At September 30, 1950, there were 1,927 houses under construction.

### *The National Housing Act, 1944*

During the first 3 quarters of 1950, 38 loans were approved under the National Housing Act. These loans were for 38 units and had a value of \$261,000.

### *Real Estate Lending*

Institutional mortgage loans were approved for 68 new non-farm housing units, at a value of \$329,000 and 45 existing non-farm units valued at \$164,000 during the first 9 months of 1950.

During the same period there was only one loan for \$30,000 for new non-farm non-residential real estate and 3 loans for \$53,000 on existing property in the non-farm sector.





PART II  
TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be shown in Part III.





SECTION 1  
POPULATION TRENDS

TABLE 1. — NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,<sup>(1)</sup>  
1945 — SEPTEMBER, 1950.

Period	Births	Deaths	Marriages
1945.....	288,730	113,414	108,031
1946.....	330,732	114,931	134,088
1947.....	359,094	117,725	127,311
1948.....	345,689	119,470	123,637
1949			
January.....	23,637	8,870	4,905
February.....	24,446	8,787	5,229
March.....	29,401	11,123	5,341
1st Quarter.....	77,484	28,780	15,475
April.....	30,182	11,127	6,262
May.....	32,046	11,148	10,151
June.....	30,187	9,528	12,822
2nd Quarter.....	92,415	31,803	29,235
July.....	30,415	9,917	14,782
August.....	32,463	9,012	13,936
September.....	30,594	9,511	14,154
3rd Quarter.....	93,472	28,440	42,872
October.....	30,302	9,048	13,357
November.....	27,845	10,353	12,188
December.....	28,885	10,878	7,748
4th Quarter.....	87,032	30,279	33,293
Total, 1949 <sup>(2)</sup> .....	350,403	119,302	120,875
1950 <sup>(2)</sup>			
January.....	25,362	9,695	5,582
February.....	25,518	9,736	5,763
March.....	28,993	10,330	4,610
1st Quarter.....	79,873	29,761	15,955
April.....	28,941	11,649	7,017
May.....	29,411	9,825	9,046
June.....	32,478	10,916	13,835
2nd Quarter.....	90,830	32,390	29,898
July.....	32,343	9,529	14,419
August.....	30,065	9,582	14,077
September.....	33,621	9,372	13,763
3rd Quarter.....	96,029	28,483	42,259

(1) Excluding Yukon, North West Territories and Newfoundland.  
(2) Preliminary.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,  
1945 — SEPTEMBER, 1950.

Period	Males				Females				18 Years and Over				Under 18 Years				Total				
	Single		Sub-total		Married		Single		Sub-total		Male		Female		Male			Female		Sub-total	
	Married	Single	Sub-total		Married	Single	Sub-total		Male	Female	Sub-total		Male	Female	Sub-total			Male	Female	Sub-total	
1945	2,695	5,006	7,701		9,470	5,551	15,021		4,259	11,620	15,879		3,442	3,401	6,843		3,442	3,401	6,843		
1946	6,694	13,799	20,493		36,457	14,779	51,236		9,934	40,818	50,752		10,559	10,408	20,967		10,559	10,408	20,967		
1947	13,799	19,636	33,435		13,162	17,530	30,692		27,281	24,787	52,068		6,154	5,905	12,059		6,154	5,905	12,059		
1948	25,843	41,247	67,090		24,676	33,638	58,324		52,986	45,191	98,177		14,104	13,133	27,237		14,104	13,133	27,237		
1949																					
1st Quarter	4,676	7,484	12,160		5,049	6,056	11,105		9,371	8,291	17,662		2,789	2,814	5,603		2,789	2,814	5,603		
April	2,093	3,163	5,256		1,786	2,038	3,824		4,399	3,018	7,417		857	806	1,663		857	806	1,663		
May	3,738	1,393	5,131		1,861	2,174	4,035		3,978	2,959	6,937		1,153	1,076	2,229		1,153	1,076	2,229		
June	2,612	4,001	6,613		2,409	2,925	5,334		5,226	3,967	9,193		1,387	1,367	2,754		1,387	1,367	2,754		
2nd Quarter	8,443	8,557	17,000		6,056	7,137	13,193		13,603	9,944	23,547		3,397	3,249	6,646		3,397	3,249	6,646		
July	2,629	3,219	5,848		2,372	2,384	4,756		4,450	3,538	7,988		1,398	1,218	2,616		1,398	1,218	2,616		
August	1,583	2,477	4,060		1,634	2,139	3,773		3,017	2,849	5,866		1,013	924	1,937		1,013	924	1,937		
September	907	1,319	2,226		879	1,056	1,935		1,700	1,487	3,187		526	448	974		526	448	974		
3rd Quarter	5,119	7,015	12,134		4,885	5,579	10,464		9,197	7,874	17,071		2,937	2,590	5,527		2,937	2,590	5,527		
October	1,557	2,246	3,803		1,770	1,958	3,728		2,821	2,899	5,720		982	829	1,811		982	829	1,811		
November	1,386	1,861	3,247		1,470	1,626	3,096		2,425	2,385	4,810		822	711	1,533		822	711	1,533		
December	1,043	1,691	2,734		1,135	1,289	2,424		1,951	1,832	3,783		783	592	1,375		783	592	1,375		
4th Quarter	3,986	5,798	9,784		4,375	4,873	9,248		7,197	7,116	14,313		2,587	2,132	4,719		2,587	2,132	4,719		
Total, 1949	22,224	28,854	51,078		20,365	23,645	44,010		39,368	33,225	72,593		11,710	10,785	22,495		11,710	10,785	22,495		
1950																					
January	640	1,162	1,802		1,014	882	1,896		1,227	1,411	2,638		575	485	1,060		575	485	1,060		
February	1,018	1,598	2,616		1,085	1,251	2,336		1,899	1,676	3,575		717	660	1,377		717	660	1,377		
March	1,225	1,887	3,112		1,263	1,424	2,687		2,284	1,860	4,144		828	827	1,655		828	827	1,655		
1st Quarter	2,883	4,647	7,530		3,362	3,557	6,919		5,410	4,947	10,357		2,120	1,972	4,092		2,120	1,972	4,092		
April	1,549	2,601	4,150		1,512	1,842	3,354		2,915	2,328	5,243		1,235	1,026	2,261		1,235	1,026	2,261		
May	1,871	2,867	4,738		1,686	1,919	3,605		3,651	2,596	6,247		1,087	1,009	2,096		1,087	1,009	2,096		
June	3,441	2,411	3,852		1,451	1,604	3,055		2,888	2,339	5,227		964	716	1,680		964	716	1,680		
2nd Quarter	4,861	7,879	12,740		4,649	5,365	10,014		9,154	7,263	16,417		3,286	2,751	6,037		3,286	2,751	6,037		
July	1,516	2,439	3,955		1,276	1,479	2,755		3,048	1,995	5,043		907	760	1,667		907	760	1,667		
August	1,087	1,621	2,708		1,089	1,393	2,482		1,988	1,880	3,868		720	602	1,322		720	602	1,322		
September	1,126	1,763	2,889		957	1,215	2,172		2,246	1,666	3,912		583	506	1,089		583	506	1,089		
3rd Quarter	3,729	5,763	9,592		3,323	4,087	7,410		7,282	5,541	12,823		2,210	1,868	4,078		2,210	1,868	4,078		

TABLE 3.— NUMBER OF EMIGRANTS<sup>(1)</sup> FROM CANADA,  
BY SEX, MARITAL STATUS AND AGE GROUP,  
1945 — SEPTEMBER, 1950.

Year	Total	Married Females <sup>(2)</sup>	Children under 18 Years <sup>(2)</sup>
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948			
1st Quarter.....	8,300 <sup>(4)</sup>	1,300	1,200
2nd Quarter.....	8,300 <sup>(4)</sup>	1,700	1,600
3rd Quarter.....	8,600 <sup>(4)</sup>	1,900	1,800
4th Quarter.....	9,600 <sup>(4)</sup>	1,800	1,600
Total, 1948	34,800 <sup>(4)</sup>	6,700	6,200
1949 <sup>(3)</sup>			
1st Quarter.....	8,100	1,500	1,300
2nd Quarter.....	8,900 <sup>(4)</sup>	1,700	1,400
3rd Quarter.....	9,300 <sup>(4)</sup>	1,600	1,300
4th Quarter.....	8,700 <sup>(4)</sup>	1,400	1,300
Total, 1949	35,000 <sup>(4)</sup>	6,200	5,300
1950 <sup>(3)</sup>			
1st Quarter.....	7,000 <sup>(4)</sup>	1,500	1,200
2nd Quarter.....	8,400 <sup>(4)</sup>	2,000	1,700
3rd Quarter.....	9,700	2,300	1,900

- (1) Estimated.  
(2) Not available prior to 1948.  
(3) Preliminary.  
(4) Revised.

TABLE 4.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA<sup>(1)</sup>, BY COUNTRY, 1945  
—SEPTEMBER, 1950.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion
1945	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949								
1st Quarter	5,300	1,200	1,400	6,200	16,600	700	23,300	8,100
2nd Quarter	8,100	1,700	2,000	6,500	20,100	700	30,200	8,900
3rd Quarter	4,900	2,300	2,400	6,100	15,300	900	22,600	9,300
4th Quarter	3,900	2,300	1,800	5,600	13,300	800	19,000	8,700
Total, 1949	22,200	7,500	7,600	24,400	65,300	3,100	95,100	35,000
1950								
1st Quarter	2,300	1,400	1,300	5,000	10,800	600	14,400	7,000
2nd Quarter	4,500	1,500	1,800	6,300	16,500	600	22,800	8,400
3rd Quarter	3,000	2,100	2,600	6,800	11,300	800	16,900	9,700

(1) Excluding Newfoundland.

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA<sup>(1)</sup>, 1945 — SEPTEMBER, 1950.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) <sup>(2)</sup>
<i>New Permanent and Temporary Housing and Conversions<sup>(3)</sup></i>			
1945	— <sup>(4)</sup>	48,470	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	67,194	— <sup>(4)</sup>
1947	81,276	79,231	— <sup>(4)</sup>
1948	95,340	81,243	— <sup>(4)</sup>
1949	92,931	90,955	— <sup>(4)</sup>
<i>New Permanent Housing</i>			
1945	— <sup>(4)</sup>	42,488	— <sup>(4)</sup>
1946	— <sup>(4)</sup>	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,376	46,886
1st Quarter	8,396	17,826	—
April	8,466	7,251	48,080
May	12,809	7,374	53,533
June	10,528	7,275	56,787
2nd Quarter	31,803	21,900	—
July	9,086	6,600	59,203
August	8,542	9,109	58,677
September	10,035	7,563	61,115
3rd Quarter	27,663	23,272	—
October	8,964	9,059	61,027
November	8,434	8,700	60,749
December	4,249	6,776	58,169
4th Quarter	21,647	24,535	—
Total, 1949	89,509	87,533	—
1950			
January	2,049	6,480	53,688
February	2,694	4,814	51,468
March	4,111	6,497	48,722
1st Quarter	8,854	17,791	—
April	7,370	5,380	49,301
May	13,570	5,965	56,785
June	11,966	6,460	62,257
2nd Quarter	32,906	17,805	—
July	9,820	6,764	65,430
August	9,023	8,464	65,919
September	9,806	7,684	68,030
3rd Quarter	28,649	22,912	—

(1) Excluding Yukon, Northwest Territories and Newfoundland.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 100).

(3) Estimated.

(4) Not available.



TABLE 6.— NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT, CANADA, 1946 — SEPTEMBER, 1950.

Period	Starts		Completions				
	5000 Population and Over	Other Areas	Area		Type of Unit		
			5000 Population and Over	Other Areas	One Family	Two Family	Multiple
1946	—(1)	—(1)	—(1)	—(1)	50,345 <sup>(2)</sup>	4,206	5,903 <sup>(2)</sup>
1947	45,827	28,436 <sup>(2)</sup>	44,453	27,765 <sup>(2)</sup>	58,778 <sup>(2)</sup>	5,310 <sup>(2)</sup>	8,130 <sup>(2)</sup>
1948	57,671	32,523	48,007	28,090	61,787	4,560	9,750
1949							
January	1,993	1,073	4,552	2,091	5,496	466	681
February	1,344	401	3,817	990	3,761	430	616
March	2,968	617	4,769	1,607	4,831	730	815
1st Quarter	6,305	2,091	13,138	4,688	14,088	1,626	2,112
April	5,806	2,660	5,206	2,045	5,410	714	1,127
May	6,810	5,999	4,784	2,590	5,816	556	1,002
June	7,379	3,149	5,514	1,761	5,209	754	1,312
2nd Quarter	19,995	11,808	15,504	6,396	16,435	2,024	3,441
July	5,259	3,827	4,749	1,851	4,775	488	1,337
August	5,482	3,060	5,000	4,109	7,394	662	1,053
September	6,419	3,616	4,695	2,868	6,062	530	971
3rd Quarter	17,160	10,503	14,444	8,828	18,231	1,680	3,361
October	5,901	3,063	6,155	2,904	7,036	706	1,317
November	4,923	3,511	5,478	3,222	7,312	810	578
December	3,841	408	5,066	1,710	5,320	404	1,052
4th Quarter	14,665	6,982	16,699	7,836	19,668	1,920	2,947
Total, 1949	58,125	31,384	59,785	27,748	68,422	7,250	11,861
1950							
January	1,953	96	4,541	1,939	4,903	792	785
February	2,285	409	3,441	1,373	3,520	502	792
March	3,602	509	5,230	1,267	4,497	582	1,418
1st Quarter	7,840	1,014	13,212	4,579	12,920	1,876	2,995
April	6,149	1,221	4,291	1,089	4,075	430	875
May	9,307	4,263	4,615	1,350	4,609	376	980
June	11,616	350	5,117	1,345	4,935	564	961
2nd Quarter	27,072	5,834	14,023	3,782	13,619	1,370	2,816
July	4,157	5,663	4,306	2,458	5,447	492	825
August	6,205	2,818	5,880	2,584	6,515	912	1,037
September	7,395	2,411	5,881	1,803	5,674	618	1,392
3rd Quarter	17,757	10,892	16,067	6,845	17,636	2,022	3,254

(1) Not available.

(2) Revised.

TABLE 7.— NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1950.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
2nd Quarter	98.5	8.7	107.1	1,534	16,784	18,318
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
January	8.7	.9	9.6	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372	1,811
March	27.0	1.8	28.8	1,001	3,683	4,684
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
April	38.8	2.8	41.6	1,108	5,364	6,472
May	40.9	5.3	46.2	508	6,201	6,709
June	35.7	3.0	38.7	1,156	4,859	6,015
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
July	30.6	2.3	32.9	605	4,619	5,224
August	30.6	2.4	33.0	951	4,262	5,213
September	34.4	2.2	36.6	1,137	4,806	5,943
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
October	24.5	2.2	26.7	649	3,413	4,062
November	26.6	1.4	28.0	1,004	3,338	4,342
December	20.2	.9	21.1	986	2,182	3,168
4th Quarter	71.3	4.5	75.8	2,639	8,933	11,572
Total, 1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,817	4,394
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
April	41.4	2.9	44.3	1,014	5,518	6,532
May	67.1	5.0	72.1	2,496	8,064	10,560
June	49.2 <sup>(1)</sup>	3.7	52.9 <sup>(1)</sup>	979	6,465 <sup>(1)</sup>	7,444 <sup>(1)</sup>
2nd Quarter	157.7 <sup>(1)</sup>	11.6	169.3 <sup>(1)</sup>	4,489	20,047 <sup>(1)</sup>	24,536 <sup>(1)</sup>
July	38.2	3.9	42.1	932	5,171	6,103
August	35.3	3.2	38.5	623	4,519	5,142
September	35.6	3.1	38.7	687	4,346	5,033
3rd Quarter	109.1	10.2	119.3	2,242	14,036	16,278

(1) Revised.

TABLE 8.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,  
CANADA, 1945 — SEPTEMBER, 1950.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Dwellings	Total	(1) Apartments	All Other Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
January	15.1	15.2	30.3	1,780	2,334	4,114
February	3.8	15.5	19.3	446	2,313	2,759
March	5.8	14.1	19.9	685	2,266	2,951
1st Quarter	24.7	44.8	69.5	2,911	6,913	9,824
April	5.3	31.1	36.4	614	4,880	5,494
May	4.3	43.9	48.2	497	7,277	7,774
June	2.6	44.3	46.9	304	7,544	7,848
2nd Quarter	12.2	119.3	131.5	1,415	19,701	21,116
July	5.6	46.6	52.2	660	7,382	8,042
August	4.3	51.6	55.9	511	8,665	9,176
September	11.0	39.8	50.8	1,297	6,331	7,628
3rd Quarter	20.9	138.0	158.9	2,468	22,378	24,846
October	5.8	38.9	44.7	679	6,846	7,525
November	2.7	28.6	31.3	321	4,931	5,252
December	3.2	25.3	28.5	371	3,478	3,849
4th Quarter	11.7	92.8	104.5	1,371	15,255	16,626
Total, 1949	69.5	394.9	464.4	8,165	64,247	72,412
1950 <sup>(2)</sup>						
January	3.6	20.4	24.0	423	2,855	3,276
February	3.5	16.7	20.2	408	2,532	2,939
March	2.6	27.6	30.2	304	3,889	4,193
1st Quarter	9.7	64.7	74.4	1,135	9,276	10,408
April	3.9	39.1	43.0	449	5,608	6,058
May	4.3	49.8	54.1	497	6,750	7,249
June	5.8	57.5	63.3	655	9,674	10,333
2nd Quarter	14.0	146.4	160.4	1,601	22,032	23,640
July	6.8	66.2	73.0	748	9,660	10,411
August	3.7	44.7	48.4	411	6,664	7,076
September	7.9	48.1	56.0	844	7,463	8,310
3rd Quarter	18.4	159.0	177.4	2,003	23,787	25,797

(1) Estimated (p. 101).

(2) Revised.

TABLE 9.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,  
RESIDENTIAL AND OTHER, CANADA,  
1945 — SEPTEMBER, 1950.  
(Millions of Dollars)

Year	New Construction			Repair and Maintenance			Total	
	Housing	Other		Housing	Other		Housing	Other
		Sub-total			Sub-total			
1945.....	285.6	420.4	706.0	96.3	368.7	465.0	381.9	789.1
1946.....	412.0	602.0	1,014.0	105.3	395.7	501.0	517.3	997.7
1947.....	539.7	887.0	1,426.7	130.9	456.5	587.4	670.6	1,343.5
1948								
1st Quarter.....	110.6	197.4	308.0	28.8	82.1	110.9	144.7	274.2
2nd Quarter.....	129.2	291.8	421.0	34.1	118.8	152.1	158.0	415.1
3rd Quarter.....	211.4	370.6	582.0	48.9	161.3	210.2	260.3	531.9
4th Quarter.....	216.5	345.5	562.0	50.1	152.7	202.8	266.6	498.2
Total, 1948.....	667.7	1,205.3	1,873.0	161.9	514.1	676.0	829.6	1,719.4
1949								
1st Quarter.....	142.9	229.9	372.8	33.0	90.7	123.7	175.9	320.6
2nd Quarter.....	168.2	320.8	489.0	38.4	123.2	161.6	206.6	444.0
3rd Quarter.....	221.8	381.1	602.9	51.2	148.9	200.1	273.0	530.0
4th Quarter.....	229.6	345.5	575.1	52.7	137.9	190.6	282.3	483.4
Total, 1949.....	762.5	1,277.3	2,039.8	175.3	500.7	676.0	937.8	1,778.0
1950								
1st Quarter.....	145.5 <sup>(1)</sup>	238.8 <sup>(1)</sup>	384.3 <sup>(1)</sup>	34.1	92.1 <sup>(1)</sup>	126.2 <sup>(1)</sup>	179.6 <sup>(1)</sup>	330.9 <sup>(1)</sup>
2nd Quarter.....	156.0 <sup>(1)</sup>	390.0 <sup>(1)</sup>	546.0 <sup>(1)</sup>	40.4	130.8 <sup>(1)</sup>	171.2 <sup>(1)</sup>	196.4 <sup>(1)</sup>	520.8 <sup>(1)</sup>
3rd Quarter.....	244.6	477.1	721.7	56.3	161.1	217.4	300.9	638.2

(1) Revised.

## SECTION 3

## PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 10.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — SEPTEMBER, 1950.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing <sup>(2)</sup>	Total Housing
		With Government Financial Assistance			Other	Total Privately-Initiated Housing		
		Loans		Sub-total <sup>(1)</sup>				
		Guarantees						
1947								
1st Quarter	230	997	89	1,086	4,531	1,316	5,847	
2nd Quarter	1,570	4,739	165	4,927	20,628	6,497	27,125	
3rd Quarter	2,932	3,930	84	4,109	16,024	7,041	23,065	
4th Quarter	2,458	3,297	49	3,411	12,485	5,869	18,354	
Total, 1947	7,190	12,963	387	13,533	53,668	20,723	74,391	
1948								
1st Quarter	537	1,972	56	2,033	4,108	2,570	6,678	
2nd Quarter	2,703	5,555	106	5,745	24,642	8,448	33,090	
3rd Quarter	4,418	5,533	326	5,901	21,029	10,319	31,348	
4th Quarter	2,348	4,303	1,040	5,350	11,380	7,698	19,078	
Total, 1948	10,006	17,363	1,528	19,029	61,159	29,035	90,194	
1949								
1st Quarter	364	2,737	687	3,466	4,566	3,830	8,396	
2nd Quarter	1,248	5,123	163	5,304	25,251	6,552	31,803	
3rd Quarter	3,871	6,139	2,012	8,157	15,635	12,028	27,663	
4th Quarter	2,319	9,580	772	10,352	8,976	12,671	21,647	
Total, 1949	7,802	23,579	3,634	27,279	54,428	35,081	89,509	
1950								
1st Quarter	92	2,852	838	3,690	5,072	3,782	8,854	
2nd Quarter	1,794	9,965 <sup>(3)</sup>	971	11,022 <sup>(3)</sup>	20,090 <sup>(3)</sup>	12,816 <sup>(3)</sup>	32,906	
3rd Quarter	1,570	10,468	818	11,353	15,726	12,923	28,649	

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.



TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,<sup>(1)</sup>  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — SEPTEMBER, 1950.

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans \$000			
			Joint		Direct Loan	Total
			Basic Loan	Additional Loan		
1945 <sup>(3)</sup> .....	5,142	5,695	23,832	—	—	23,832
1946.....	8,429	13,042	43,280	—	18,355	61,635
1947.....	10,549	12,734	60,576	—	1,133	61,709
1948.....	16,939	20,782	106,692	—	1,940	108,632
1949						
January.....	816	1,557	5,369	—	2,945	8,314
February.....	783	1,356	4,721	—	2,682	7,403
March.....	1,137	1,845	7,254	—	2,625	9,879
1st Quarter.....	2,736	4,758	17,344	—	8,252	25,596
April.....	1,786	2,859	11,186	—	4,209	15,395
May.....	1,873	2,301	11,652	—	631	12,283
June.....	2,247	3,293	13,475	—	4,269	17,744
2nd Quarter.....	5,906	8,453	36,313	—	9,109	45,422
July.....	2,132	2,485	12,647	—	1,247	13,894
August.....	2,116	3,838	12,293	—	8,568	20,861
September.....	1,541	2,010	8,885	10	2,232	11,127
3rd Quarter.....	5,789	8,333	33,825	10	12,047	45,882
October.....	1,385	1,596	7,838	594	808	9,240
November.....	2,252	3,005	13,151	1,449	3,523	18,123
December.....	1,668	2,630	10,883	1,317	3,794	15,994
4th Quarter.....	5,305	7,231	31,872	3,360	8,125	43,357
Total, 1949.....	19,736	28,775	119,354	3,370	37,533	160,257
1950						
January.....	1,327	1,619	8,882	1,093	424	10,399
February.....	1,888	2,999	11,821	1,608	4,678	18,107
March <sup>(4)</sup> .....	2,726	3,008	18,334	2,588	291	21,213
1st Quarter <sup>(4)</sup> .....	5,941	7,626	39,037	5,289	5,393	49,719
April <sup>(4)</sup> .....	3,262	4,123	21,922	3,025	2,477	27,424
May <sup>(4)</sup> .....	4,223	5,409	29,290	3,805	2,897	35,992
June.....	4,172 <sup>(4)</sup>	5,092 <sup>(5)</sup>	(6)	(6)	2,619 <sup>(5)</sup>	33,323 <sup>(5)</sup>
2nd Quarter.....	11,657 <sup>(4)</sup>	14,624 <sup>(5)</sup>	(6)	(6)	7,993 <sup>(5)</sup>	97,739 <sup>(5)</sup>
July.....	4,215	4,680	(6)	(6)	370 <sup>(5)</sup>	31,687 <sup>(5)</sup>
August.....	3,710	5,012	(6)	(6)	5,731 <sup>(5)</sup>	33,918 <sup>(5)</sup>
September.....	3,212	3,579	(6)	(6)	(6)	25,298 <sup>(5)</sup>
3rd Quarter.....	11,137	13,271	(6)	(6)	(6)	90,903 <sup>(5)</sup>
Total, Feb. 1, 1945— Sept. 30, 1950.....	89,530	116,549	(6)	(6)	(6)	653,426

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

(6) Not as yet available.



TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN.  
CANADA, FIRST FIVE MONTHS, 1949 AND 1950.

Type of Loan	First Five Months, 1949				First Five Months, 1950			
	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount \$000	Average Loan per Housing Unit \$
Housing for Home-Ownership:								
Loans to home-owners.....	1,711	1,776	9,516	5,358	3,951	4,120	26,653	6,469
Loans to builders for sale:	813	833	4,928	5,916	574	574	3,957	6,894
Integrated housing.....	3,606	3,893	20,883	5,364	8,676	9,364	57,148	6,103
Other.....								
Sub-total.....	6,130	6,502	35,327	5,433	13,201	14,058	87,758	6,243
Housing for Rental Purposes:								
Loans to individuals.....	206	1,213	5,364	4,819	140	1,364	6,702	4,913
Rental Insurance.....	57	2,188	12,561	5,741	84	1,704	8,566	5,027
Primary industries.....	0				0			
Limited Dividend Corporations.....	2	15	22	1,467	1	32	110	3,438
Sub-total.....	265	3,416	17,947	5,254	225	3,100	15,378	4,961
Total Gross Loans.....	6,395	9,918	53,274	5,371	13,426	17,158	103,136	6,011

**ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA.  
FIRST FIVE MONTHS 1949 AND 1950.**

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans \$000	Average Estimated Costs				Average			
				Land \$	Con- struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con- struction Cost per Sq. Ft. \$
<b>1949—</b>											
First Five Months											
Single 1-Storey	2,995	2,995	15,291	642	7,227	142	8,010	6,152	5,106	889	8.13
Single 1½-Storey:											
Finished	959	959	5,729	734	8,339	172	9,246	7,420	5,974	1,207	6.91
Unfinished	903	903	5,118	599	7,532	156	8,287	6,778	5,668	801 <sup>(2)</sup>	6.03
Single 2-Storey	746	746	4,837	752	9,326	189	10,267	8,170	6,484	1,287	7.25
Semi-Detached	179	197	1,262	666	9,285	235	10,186	8,197	6,406	1,239	7.49
Duplex	142	360	1,664	507	6,844	122	7,473	5,828	4,621	1,070	6.40
Triplex	24	72	298	478	6,842	256	7,577	5,315	4,140	1,013	6.76
Double Duplex	145	316	1,528	418	7,073	255	7,746	6,081	4,835	1,039	6.81
Row House	175	356	1,516	294	5,643	160	6,097	5,453	4,257	948	5.95
Apartment	125	2,999	16,009	308	6,368	525	7,201	6,164	5,338	854	7.46
<b>Total</b>	<b>6,393</b>	<b>9,903</b>	<b>53,252</b>	<b>529</b>	<b>7,223</b>	<b>272</b>	<b>8,023</b>	<b>6,483</b>	<b>5,377</b>	<b>952</b>	<b>7.27</b>
<b>1950—</b>											
First Five Months											
Single 1-Storey	6,167	6,167	41,505	792	7,826	167	8,785	7,516	6,730	953	8.21
Single 1½-Storey:											
Finished	3,008	3,008	22,843	884	8,351	222	9,457	8,381	7,594	1,197	6.98
Unfinished	1,441	1,441	10,207	827	7,874	203	8,904	7,814	7,083	819 <sup>(2)</sup>	6.21
Single 2-Storey	1,242	1,242	10,052	952	9,642	255	10,849	9,190	8,093	1,358	7.10
Semi-Detached	507	524	3,956	754	8,509	280	9,543	8,397	7,550	1,202	7.08
Duplex	350	700	3,660	512	6,784	192	7,488	6,141	5,228	1,081	6.28
Triplex	21	63	267	651	6,932	234	7,818	5,439	4,237	1,046	6.63
Double Duplex	543	1,252	7,056	471	6,560	275	7,305	6,531	5,636	1,030	6.37
Row House	6	12	59	450	7,187	262	7,900	6,250	4,900	960	7.49
Apartment	140	2,717	13,421	384	5,905	471	6,759	6,109	4,940	894	6.60
<b>Total</b>	<b>13,425</b>	<b>17,126</b>	<b>113,026</b>	<b>721</b>	<b>7,631</b>	<b>247</b>	<b>8,599</b>	<b>7,482</b>	<b>6,600</b>	<b>1,024</b>	<b>7.19</b>

(1) Excluding loan approvals under Sections 9 and 9a.  
(2) Total floor area including unfinished portion averaged 1,249 sq. ft. in 1949 period and 1,268 sq. ft. in 1950 period.

TABLE 14. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — SEPTEMBER, 1950

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st and 2nd Quarters	0	—	—	—
3rd Quarter	1	2	5,000	2,500
Total, April, 1946 — September, 1950	40	70	119,090	1,701

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — SEPTEMBER, 1950

Period	Number of Housing Units			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 <sup>(2)</sup>	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949							
January	54	521	6,152	951	—	394	1,345
February	27	656	5,523	4,028	2	251	4,281
March	113	981	4,655	6,320	2	670	6,992
1st Quarter	194	2,158	—	11,299	4	1,315	12,618
April	183	891	3,947	746	2	217	965
May	526	719	3,754	2,552	3	180	2,735
June	539	1,282	3,011	2,090 <sup>(4)</sup>	—	312	2,402 <sup>(4)</sup>
2nd Quarter	1,248	2,892	—	5,388	5	709	6,102 <sup>(4)</sup>
July	380	604	2,787	2,821 <sup>(4)</sup>	—	408	3,229 <sup>(4)</sup>
August	626	512	2,901	3,139	2	562	3,703
September	1,111	533	3,479	3,165 <sup>(4)</sup>	3	418	3,586 <sup>(4)</sup>
3rd Quarter	2,117	1,649	—	9,125 <sup>(4)</sup>	5	1,388	10,518 <sup>(4)</sup>
October	830	339	3,970	3,804 <sup>(4)</sup>	101	523	4,428 <sup>(4)</sup>
November	427	597	3,800	3,521 <sup>(4)</sup>	4	413	3,938 <sup>(4)</sup>
December	50	169	3,681	4,960 <sup>(4)</sup>	41	885	5,886 <sup>(4)</sup>
4th Quarter	1,307	1,105	—	12,285 <sup>(4)</sup>	146	1,821	14,252 <sup>(4)</sup>
Total, 1949	4,866	7,804	—	38,097 <sup>(4)</sup>	160 <sup>(3)</sup>	5,233	43,490 <sup>(4)</sup>
1950							
January	0	360	3,321	321	1	274	596
February	16	346	2,991	1,682 <sup>(4)</sup>	0	272	1,954 <sup>(4)</sup>
March	4	324	2,671	2,499 <sup>(4)</sup>	5	192	2,696 <sup>(4)</sup>
1st Quarter	20	1,030	—	4,502 <sup>(4)</sup>	6	738	5,246 <sup>(4)</sup>
April	81	324	2,428	684 <sup>(4)</sup>	6	45	735 <sup>(4)</sup>
May	450	520	2,358	1,052 <sup>(4)</sup>	10	145	1,207 <sup>(4)</sup>
June	210	382	2,186	1,353 <sup>(4)</sup>	6	283	1,642 <sup>(4)</sup>
2nd Quarter	741	1,226	—	3,089 <sup>(4)</sup>	22	473	3,584 <sup>(4)</sup>
July	143	286	2,043	1,147	7	238	1,392
August	86	671	1,458	1,065	1	306	1,372
September	2	209	1,251	840	0	207	1,047
3rd Quarter	231	1,166	—	3,052	8	751	3,811
Total, April 1941—Sept. 1950	50,603	49,352	—	219,876	14,082	32,103	266,061

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 16 on p. 40.

(4) Revised.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — OCTOBER, 1950.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—January.....	97	7,235	3
February.....	91	6,755	4
March.....	84	5,940	4
April.....	73	5,049	4
May.....	68	4,476	4
June.....	48	4,028	4
July.....	48	3,844	4
August.....	48	3,797	4
September.....	65	4,677	4
October.....	63	4,816	4
November.....	59	4,219	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,055	1
April.....	48	2,428	1
May.....	50	2,393	1
June.....	45	2,264	1
July.....	42	2,162	1
August.....	32	1,491	2
September.....	30	1,282	2
October <sup>(2)</sup> .....	20	1,146	2

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at October 31, 1950, total 12.

TABLE 17. — VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER AND DECEMBER, 1949 AND SEPTEMBER, 1950.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		Sept., 1949	Dec., 1949	Sept., 1950
1.	Excavation.....	1,198	396	31
2.	Foundation.....	1,639	457	41
3.	Water and Sewer under Building...	2,701	1,180	602
4.	Framing.....	2,622	1,240	282
5.	Doors, frames and window sash...	2,919	1,650	399
6.	Chimneys.....	3,119	1,792	536
7.	Roofs shingled.....	3,173	1,911	471
8.	Plumbing roughed in.....	2,970	1,768	435
9.	Wiring roughed in.....	3,446	2,364	619
10.	Insulation.....	3,591	2,678	768
11.	Wall and ceiling board and taping..	3,807	3,021	940
12.	Finished flooring laid.....	3,947	3,011	994
13.	Exterior finish, including siding and trim.....	3,454	2,533	737
14.	Porches.....	3,702	2,417	711
15.	Interior trim.....	4,017	3,394	1,006
16.	Interior painting.....	4,220	3,704	1,129
17.	Hardware.....	4,239	3,723	1,150
18.	Plumbing fixtures.....	4,288	3,778	1,111
19.	Electrical work complete.....	4,256	3,784	1,153
20.	Exterior painting.....	4,372	4,189	1,177
21.	Water and sewer to main.....	2,876	1,801	644
22.	Electrical services connected.....	4,436	3,828	1,238
23.	Final inspection.....	4,677	4,077	1,282



TABLE 18.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER  
CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — SEPTEMBER, 1950.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services <sup>(1)</sup> \$000
	Started	Completed	Under Con- struction (At End of Period)	
1. Small Holdings, Sub-Division Projects:				
Sept. 1943—Dec. 1948	2,673	2,673	—	21,231
1949—1st 3 Quarters	—	—	—	218
4th Quarter	—	—	—	—
1950—1st 3 Quarters	—	—	—	—
Sub-total	2,673	2,673	—	21,449
2. Small Holdings: Individual Projects:				
Sept. 1943—Dec. 1948	4,567	2,910	1,657	22,836
1949—1st 3 Quarters	1,400	922	5,546	6,753
4th Quarter	353	423	2,065	3,679
1950—1st 3 Quarters	1,440	1,342	2,163	6,261
Sub-total	7,760	5,597	—	39,529
3. Full-Time Farming Projects:				
Sept. 1943—Dec. 1948	682	430	252	3,417
1949—1st 3 Quarters	90	84	712	1,517
4th Quarter	22	34	246	322
1950—1st 3 Quarters	253	271	228	639
Sub-total	1,047	819	—	5,895
4. Other Projects:				
Sept. 1943—Dec. 1948	719	426	293	2,703
1949—1st 3 Quarters	101	78	839	809
4th Quarter	16	20	312	301
1950—1st 3 Quarters	413	459	266	575
Sub-total	1,249	983	—	4,388
5. All Projects:				
Sept. 1943—Dec. 1948	8,641	6,439	2,202	50,187
1949—1st 3 Quarters	1,591	1,084	2,675	9,297
4th Quarter	391	477	2,623	4,302
1950—1st 3 Quarters	2,106	2,072	2,657	7,475
Total, Sept., 1943—Sept., 1950	12,729	10,072	—	71,261

(1) See p.102.

TABLE 19. — ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947 — SEPTEMBER, 1950<sup>(1)</sup>

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$'000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 <sup>(2)</sup>	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
1st Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	9	2,272
2nd Quarter	2	0	2	273	5	278	857	13	870	4,317	4	4,321
3rd Quarter	118	0	118	348	12	360	627	1	628	3,596	2	3,598
4th Quarter	391	2	393	1,731	31	1,762	—	—	—	13,732	17	13,749
Total, 1949	0	0	0	259	0	259	368	1	369	1,334	2	1,336
1950	130	0	130	272 <sup>(4)</sup>	1	273 <sup>(4)</sup>	226 <sup>(4)</sup>	0	226 <sup>(4)</sup>	1,837	3	1,840
1st Quarter	148	0	148	35	0	35	339	0	339	1,254	0	1,254
2nd Quarter	2,957	1,000	3,957	2,678	1,113	3,791	—	—	—	29,524	1,180	30,704
3rd Quarter												
Total <sup>(3)</sup> , Jan., 1947— Sept., 1950												

(1) Includes housing units built for employees of the Defence Research Board.  
(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.  
(3) Includes 497 units started in remote areas, 158 of which were completed and expenditure on which amounted to \$3.2 million.  
(4) Revised.

TABLE 20.— ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup> NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — SEPTEMBER, 1950.

Period	Number of Housing Units <sup>(2)</sup>			Actual Expenditures <sup>(2)</sup> \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	38 <sup>(3)</sup>	11	49 <sup>(3)</sup>
July	97	—	97	46 <sup>(3)</sup>	—	46 <sup>(3)</sup>
August	559	—	656	295	21	316
September	1,096	—	1,752	1,173 <sup>(3)</sup>	54	1,227 <sup>(3)</sup>
3rd Quarter	1,752	—	—	1,514 <sup>(3)</sup>	75	1,589 <sup>(3)</sup>
October	649	—	2,401	2,928 <sup>(3)</sup>	192	3,120 <sup>(3)</sup>
November	271	—	2,672	3,190 <sup>(3)</sup>	269	2,459 <sup>(3)</sup>
December	92	20	2,744	2,281 <sup>(3)</sup>	725	4,006 <sup>(3)</sup>
4th Quarter	1,012	20	—	8,399 <sup>(3)</sup>	1,186	9,585 <sup>(3)</sup>
Total, 1949	2,764	20	—	9,950 <sup>(3)</sup>	1,272	11,225 <sup>(3)</sup>
1950						
January	44	42	2,746	646 <sup>(3)</sup>	82	728 <sup>(3)</sup>
February	12	79	2,679	1,549 <sup>(3)</sup>	207 <sup>(3)</sup>	1,756 <sup>(3)</sup>
March	16	101	2,594	2,325 <sup>(3)</sup>	357	2,682 <sup>(3)</sup>
1st Quarter	72	222	—	4,520 <sup>(3)</sup>	646 <sup>(3)</sup>	5,166 <sup>(3)</sup>
April	67	88	2,574	870 <sup>(3)</sup>	151	1,021 <sup>(3)</sup>
May	367	104	2,836	1,347 <sup>(3)</sup>	284	1,631 <sup>(3)</sup>
June	619	285	3,170	1,703	293	1,996
2nd Quarter	1,053	477	—	3,920 <sup>(3)</sup>	728	4,648 <sup>(3)</sup>
July	459	278	3,351	1,700	423	2,123
August	321	434	3,238	2,647	355	3,002
September	559	361	3,436	2,055	423	2,478
3rd Quarter	1,339	1,073	—	6,402	1,201	7,603

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 19.

(2) Not shown are 497 units started in remote areas, 158 of which were completed and expenditures, on which amounted to \$3.2 million.

(3) Revised.

TABLE 21. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
1929 — SEPTEMBER, 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans <sup>(1)</sup>	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949								
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
July	11	25	19	8	192	489	200	522
August	12	17	28	10	234	571	238	598
September	15	25	28	11	223	587	226	623
3rd Quarter	38	67	75	29	649	1,647	664	1,743
October	7	10	21	10	208	554	211	574
November	3	2	17	5	214	543	215	550
December	7	17	10	5	232	625	235	647
4th Quarter	17	29	48	20	654	1,722	661	1,771
Total, 1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
January	5	7	5	1	95	264	96	272
February	1	1	5	0	83	219	83	220
March	3	4	6	1	75	195	76	200
1st Quarter	9	12	16	2	253	678	255	692
April	2	1	5	2	44	107	45	111
May	4	9	3	1	54	139	55	149
June	9	24	17	10	199	470	203	503
2nd Quarter	15	34	25	13	297	716	303	763
July	14	36	29	10	282	680	288	726
August	11	15	13	6	252	617	255	638
September	5	6	21	10	191	488	192	504
3rd Quarter	30	57	63	26	725	1,785	735	1,868
Total, May, 1929— Sept., 1950	—	—	—	—	—	—	34,282	76,894

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — SEPTEMBER, 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 <sup>(1)</sup>	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949								
January	9	10	26	21	1,493	1,507	1,528	1,538
February	10	16	22	16	1,445	1,421	1,477	1,453
March	13	23	54	46	3,254	3,143	3,321	3,212
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203
April	33	46	52	46	5,385	4,823	5,470	4,915
May	42	73	103	98	3,496	3,269	3,641	3,440
June	69	115	128	121	3,305	3,111	3,502	3,347
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
July	63	92	98	89	3,695	3,786	3,856	3,967
August	36	42	60	58	6,446	7,824	6,542	7,924
September	31	43	74	63	4,847	5,474	4,952	5,580
3rd Quarter	130	177	232	210	14,988	17,084	15,350	17,471
October	57	73	107	88	5,122	5,259	5,286	5,420
November	47	67	107	85	3,278	3,195	3,432	3,347
December	24	37	73	61	1,681	1,647	1,778	1,744
4th Quarter	128	177	287	234	10,081	10,101	10,496	10,511
Total, 1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
January	17	24	13	15	957	986	987	1,025
February	9	18	13	11	3,341	3,691	3,363	3,720
March	29	39	47	40	5,904	5,607	5,980	5,686
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
April	38	57	72	64	5,874	5,564	5,984	5,685
May	51	80	92	84	6,860	6,330	7,003	6,494
June	80	133	129	116	4,494	4,067	4,703	4,316
2nd Quarter	169	270	293	264	17,225	15,961	17,690	16,495
July	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
August	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
September	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
3rd Quarter	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
Total, March 1945—Sept. 1950	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

(1) Covers period March 1 December 31.

(2) Not as yet available.

TABLE 23.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,  
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,  
By TYPE OF UNIT, CANADA, 1947 — SEPTEMBER, 1950.

As at End of Month	Units in New Structures				Home Conversion Plan		All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant		
1947	26,867	.7	42	—	26,909	.7	2,081	—
	28,074	.5	42	—	28,116	.5	2,098	—
	28,769	.4	539	2.0	28,811	.6	2,085	—
	30,392	.6	799	.1	31,191	.6	2,079	—
1948	31,606	.4	1,132	—	32,738	.4	2,065	—
	33,260	.8	1,142	—	34,402	.7	2,013	—
	33,731	.4	1,392	—	35,123	.4	1,990	.5
	33,900	.3	1,388	.1	35,288	.3	1,827	—
1949	35,373	.7	1,505	—	36,878	.7	1,671	.3
	37,461	.6	1,642	.7	39,103	.6	1,512	.9
	38,765	.7	1,752	.7	40,517	.7	1,361	1.2
	38,367	.4	1,768	.3	40,135	.4	1,213	.8
1950	37,190	.4	1,768	.3	38,958	.4	1,178	1.1
	38,727	.4	1,768	.3	40,495	.4	1,173	1.7
	38,859	.5	1,768	.3	40,627	.5	1,084	2.1
	38,868	.5	1,768	.1	40,636	.4	1,051	2.7
	38,772	.5	1,768	.8	40,540	.5	981	2.4
	38,667	.4	1,768	.7	40,435	.1	975	3.1
	37,720	.6	1,768	.8	39,488	.6	898	4.1
	37,593	.5	1,768	.6	39,361	.5	824	1.5
	37,687	.5	1,768	.6	39,455	.5	794	.7
1951	41,133	.4	1,178	.3	42,311	.4	1,178	1.1
	41,668	.4	1,173	.3	42,841	.4	1,173	1.7
	41,711	.5	1,084	.3	42,795	.5	1,084	2.1
	41,687	.5	1,051	.1	42,738	.5	1,051	2.7
	41,521	.6	981	.8	42,502	.6	981	2.4
	41,410	.4	975	.7	42,385	.4	975	3.1
1952	40,386	.6	898	.8	41,284	.6	898	4.1
	40,185	.6	824	.6	40,999	.6	824	1.5
	40,249	.5	794	.6	41,043	.5	794	.7
	41,133	.4	1,178	.3	42,311	.4	1,178	1.1
	41,668	.4	1,173	.3	42,841	.4	1,173	1.7
	41,711	.5	1,084	.3	42,795	.5	1,084	2.1
1953	41,687	.5	1,051	.1	42,738	.5	1,051	2.7
	41,521	.6	981	.8	42,502	.6	981	2.4
	41,410	.4	975	.7	42,385	.4	975	3.1
	40,386	.6	898	.8	41,284	.6	898	4.1
	40,185	.6	824	.6	40,999	.6	824	1.5
	40,249	.5	794	.6	41,043	.5	794	.7



TABLE 24.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — SEPTEMBER, 1950.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1948	6	220	1,362	30	1,768	13,123	36	1,988	14,485
1949									
1st Quarter	23	993	7,408	23	541	4,230	46	1,534	11,638
2nd Quarter	19	1,302	9,593	6	15	33	25	1,317	9,626
July	7	458	3,235	9	403	3,299	16	861	6,534
August	5	737	4,703	0	30	158	5	767	4,861
September	5	95	591	1	1,121	7,861	6	1,216	8,452
3rd Quarter	17	1,290	8,529	10	1,554	11,318	27	2,844	19,847
October	6	153	1,184	2	70	529	8	223	1,713
November	5	606	3,816	1	-115	-1,012	6	491	2,804
December	2	734	4,667	4	577	3,573	6	1,311	8,240
4th Quarter	13	1,493	9,667	7	532	3,090	20	2,025	12,757
Total, 1949	72	5,078	35,197	46	2,642	18,671	118	7,720	53,868
1950									
January	4	80	628	1	171	1,449	5	251	2,077
February	4	402	2,789	2	35	264	6	437	3,053
March <sup>(1)</sup>	7	1,030	6,759	1	12	83	8	1,042	6,842
1st Quarter <sup>(1)</sup>	15	1,512	10,176	4	218	1,796	19	1,730	11,972
April <sup>(1)</sup>	3	486	3,639	2	100	897	5	586	4,536
May <sup>(1)</sup>	1	233	713	4	85	713	5	123	946
June <sup>(1)</sup>	2	47	306	0	15	129	2	62	435
2nd Quarter <sup>(1)</sup>	6	571	4,178	6	200	1,739	12	771	5,917
July <sup>(2)</sup>	3	298	2,069	2	147	1,109	5	445	3,178
August <sup>(2)</sup>	0	-76	-573	2	149	1,185	2	73	612
September <sup>(2)</sup>	4	240	1,876	-1	29	240	3	269	2,116
3rd Quarter <sup>(2)</sup>	7	462	3,372	3	325	2,534	10	787	5,906
Total, July, 1948—September, 1950	106	7,843	54,285	89	5,153	37,863	195	12,996	92,148

TABLE 25.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,  
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM RENT  
PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA<sup>(1)</sup>, JULY, 1948 — SEPTEMBER, 1950.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948				
July	4.0	865	8,036	83.86
August	4.0	912	7,320	69.00
September	4.0	904	7,328	79.97
3rd Quarter	4.0	902	7,371	79.85
October	4.0	869	6,779	78.50
November	3.9	857	7,083	80.21
December	3.9	885	7,438	82.43
4th Quarter	3.9	872	7,239	81.20
Annual Average	3.9	878	7,266	80.93
1949				
January	3.8	912	7,345	83.65
February	3.8	907	7,398	83.88
March	4.0	878	7,639	80.61
1st Quarter	3.9	892	7,517	82.10
April	3.8	912	7,365	80.97
May	3.7	885	7,431	82.14
June	4.0	875	7,357	75.08
2nd Quarter	3.9	887	7,370	77.77
July	4.0	927	7,617	74.43
August	4.0	922	6,452	59.22
September	4.1	884	6,924	63.04
3rd Quarter	4.1	907	6,983	65.16
October	3.6	891	7,640	78.43
November	4.2	937	6,774	60.46
December	4.3	917	6,590	61.11
4th Quarter	4.2	920	6,717	62.30
Annual Average	4.1	904	7,101	70.55
1950				
January	3.8	941	8,170	83.23
February	4.5	971	6,986	64.37
March	4.3	921	6,733	61.47
1st Quarter	4.3	933	6,982	65.05
April	4.2	870	6,326	58.87
May	3.7	920	8,326	76.19
June	3.8	878	7,089	73.66
2nd Quarter	4.2	873	6,463	60.45
July	4.2	931	7,107	66.46
August	3.6	893	7,952	78.68
September	4.3	916	5,773	71.59
3rd Quarter	4.1	920	6,778	70.19
Average, July, 1948— Sept. 1950	4.1	902	6,468	70.12

(1) Revised to show gross figures.

TABLE 26.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947—OCTOBER, 1950.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 <sup>(1)</sup> 1948	22 26	151 253	760 1,753	0 1	— 40	— 247	6 14	219 112	1,783 1,157	28 40	370 405	2,543 2,910
1949												
1st Quarter	11	196	1,227	17	392	2,803	8	42	438	25	459	3,228
2nd Quarter	3	66	482	9	261	1,923	2	18	103	11	279	2,025
3rd Quarter	1	144	842	29	587	3,982	6	6	154	35	593	4,136
4th Quarter	3	205	1,601	24	1,261	8,320	0	—	—	25	1,325	8,785
Total, 1949	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
January	41	1,405	10,294	41	1,405	10,294	0	—	—	41	1,405	10,294
February	4	100	576	9	435	3,071	0	—	—	12	463	3,239
March	4	147	1,097	2	116	907	0	—	—	4	147	1,097
1st Quarter	49	1,650	11,967	52	1,912	14,272	0	—	—	57	2,015	14,630
April	2	16	82	7	141	992	2	86	469	9	227	1,461
May	2	40	245	2	40	245	0	—	—	2	40	245
June	1	22	142	1	22	142	0	—	—	1	22	142
2nd Quarter	5	78	469	10	203	1,379	2	86	469	12	289	1,848
July	1	32	196	2	45	289	0	—	—	2	45	289
August	0	—	—	0	—	—	0	—	—	0	—	—
September	2	32	212	2	32	212	0	—	—	2	32	212
3rd Quarter	3	64	408	4	77	501	0	—	—	4	77	501
October	1	30	194	1	30	194	0	—	—	1	30	194
Total, June, 1947—Oct., 1950	124	2,837	19,703	147	4,763	33,621	38	483	4,104	238	5,842	40,800

Period	Estimated Costs				Floor Area per Housing Unit Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
	Land \$	Construction \$	Equipment and Other \$	Total \$				
1947 <sup>(1)</sup> 1948	207 270	5,914 6,404	753 373	6,874 7,047	969 981	6.10 6.44	4.7 4.6	58.06 61.96
1949								
1st Quarter	385	6,169	479	7,033	944	6.54	4.0	83.27
2nd Quarter	400	6,162	696	7,258	934	6.58	3.8	84.13
3rd Quarter	408	5,968	599	6,975	998	6.98	4.6	74.39
4th Quarter	370	5,806	454	6,630	922	6.29	3.8	72.22
Annual Average	384	5,942	516	6,842	937	6.35	4.0	75.87
1950								
January	291	6,377	659	7,327	864	7.38	3.9	80.79
February	298	5,860	837	6,995	873	6.72	3.8	74.36
March	293	6,844	326	7,463	979	6.98	4.7	68.08
1st Quarter	293	6,292	675	7,261	874	7.19	4.0	78.39
April	159	6,011	268	6,438	873	6.88	4.0	68.45
May	625	5,150	350	6,125	945	5.45	4.5	64.25
June	227	5,682	532	6,441	845	6.72	3.7	68.59
2nd Quarter	229	5,866	299	6,394	881	6.66	4.0	67.88
July	511	5,520	387	6,418	932	6.88	4.3	70.30
August	—	—	—	—	—	—	—	—
September	937	5,150	525	6,612	945	5.45	4.5	64.25
3rd Quarter	688	5,366	444	6,498	938	6.93	4.4	67.79
October	267	5,833	381	6,481	837	6.97	3.9	76.43
Average, June 1947—Oct., 1950	330	6,090	564	6,984	917	7.62	4.1	74.15

(1) Covers period June to December.

TABLE 28.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,<sup>(1)</sup> NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 1950.

Period	Loans Approved		Provincial Commitment		Number of Housing Units
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,715 <sup>(2)</sup>	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,684 <sup>(2)</sup>	1,003
July	288	1,588	483	1,677 <sup>(2)</sup>	380
August	315	1,881	560	1,778	360
September	238	1,608	469	1,971	277
3rd Quarter	841	5,077	1,512	1,798	1,017
Total, January, 1948— September, 1950	4,810	26,821	8,264	1,718	5,587

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.  
(2) Revised.

# REAL ESTATE LENDING

TABLE 29. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — SEPTEMBER, 1950.

Period	Non-Farm Residential Real Estate				Non-Farm Other Real Estate				Farms			Total		
	New Construction		Existing Property		New Construction		Existing Property		Farms					
	Number of Loans	Amount of Loans \$000	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000			
1947	19,603	25,582	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134
1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304
1949														
1st Quarter	5,662	8,100	37,955	4,744	7,434	19,503	252	7,905	380	9,118	280	1,435	11,318	75,916
2nd Quarter	9,265	11,826	58,479	6,943	10,647	29,273	280	8,638	401	7,534	465	1,931	17,354	105,855
3rd Quarter	10,493	12,469	61,674	6,097	8,503	23,580	262	10,907	393	11,190	320	1,326	17,565	108,677
4th Quarter	8,787	10,630	54,066	5,765	8,970	24,636	248	9,462	404	12,609	514	2,224	15,718	102,998
Total, 1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446
1950														
January	2,147	2,690	14,368	1,299	2,027	5,761	64	2,319	158	5,405	32	151	3,700	28,004
February	2,138	2,895	15,312	1,632	2,585	7,282	69	3,461	142	2,638	92	450	4,073	29,143
March	3,185	3,834	21,017	2,256	3,589	8,735	79	2,198	150	2,616	97	517	5,767	36,083
1st Quarter	7,470	9,419	50,697	5,187	8,201	22,779	212	7,978	450	10,658	221	1,118	13,540	93,230
April	3,479	4,473	25,009	1,994	2,758	8,433	81	3,736	158	3,774	158	758	5,870	41,710
May	4,702	6,010	33,029	2,630	3,730	10,855	96	3,634	175	2,946	212	915	7,815	51,379
June	6,047	7,150	41,054	2,599	3,544	10,850	91	2,570	147	3,294	149	635	9,033	58,403
2nd Quarter	14,228	17,633	99,092	7,223	10,032	30,137	268	9,940	480	10,015	519	2,308	22,718	151,492
July	5,424	6,317	35,439	2,388	3,320	9,747	112	3,412	145	6,106	114	550	8,183	55,255
August	4,710	5,407	31,404	2,473	3,695	10,544	85	15,135	127	1,673	98	486	7,493	59,243
September	3,956	4,666	26,133	2,322	3,239	10,654	95	2,594	121	2,760	124	526	6,618	42,667
3rd Quarter	14,090	16,390	92,976	7,183	10,254	30,945	292	21,141	393	10,540	336	1,562	22,294	157,165

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 29 because in two instances one loan covered several single dwellings (see footnotes 1, page 54, and 3, page 55, of Table 30).



TABLE 30.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — SEPTEMBER, 1950.

Period	Life Insurance Companies				Trust Companies				Loan Companies			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000
1947	14,336 <sup>(1)</sup>	67,657	1,298	20,443	846	2,907	123	808	2,467	9,664	282	1,016
1948	20,765	107,802	2,086	32,129	1,564	7,412	106	876	3,084	12,564	372	1,179
1949												
1st Quarter	3,653	19,757	573	10,968	429	2,168	12	159	748	3,208	86	265
2nd Quarter	6,408	35,818	516	11,084	469	2,272	13	122	1,401	6,017	102	313
3rd Quarter	7,826	43,807	405	7,332	408	1,774	32	264	1,344	5,689	161	511
4th Quarter	6,424	37,355	465	7,051	530	2,767	24	210	1,011	4,321	166	494
Total, 1949	24,311	136,737	1,959	36,435	1,836	8,982	81	755	4,504	19,235	515	1,583
1950												
January	1,600	9,871	118	2,186	69	311	14	102	290	1,356	41	122
February	1,556	9,987	124	3,005	83	447	12	36	296	1,327	35	97
March	2,425	14,864	125	2,831	66	382	8	62	460	2,149	59	181
1st Quarter	5,581	34,722	367	8,021	218	1,139	34	273	1,046	4,832	135	400
April	2,725	17,078	206	4,653	96	585	19	159	251	1,183	56	207
May	3,592	22,215	330	6,667	126	755	12	89	491	2,194	50	161
June	4,936	31,474	305	5,406	155	644	9	74	427	1,834	98	276
2nd Quarter	11,253	70,767	841	16,726	377	1,984	40	322	1,169	5,211	204	644
July	4,114	25,455	247	4,191	145	687	19	126	666	3,236	100	250
August	3,725	24,075	224	3,417	122	608	24	185	494	2,214	59	191
September	3,120	19,487	234	3,587	99	442	11	91	403	1,906	41	126
3rd Quarter	10,959	69,017	705	11,196	366	1,737	54	402	1,563	7,356	200	567

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 30. --- GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — SEPTEMBER, 1950. — *Concluded.*

Period	Fraternal Societies <sup>(1)</sup>			Fire Insurance Companies						All Lending Institutions <sup>(2)</sup>			
	Single Units		Multiple Units		Single Units		Multiple Units			Single Units		Multiple Units	
	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Units
1947	102	519	134	1,242	2	30	13	137	17,573 <sup>3</sup>	80,776	1,850	7,808	25,366
1948	362	2,034	242	2,628	3	23	12	209	25,778	129,835	2,818	10,359	38,699
1949													
1st Quarter	108	653	46	390	4	24	3	7	4,942	25,810	720	3,158	12,145
2nd Quarter	266	1,607	81	777	2	10	7	56	8,546	45,725	719	3,280	12,753
3rd Quarter	176	905	113	246	26	95	2	5	9,780	52,271	713	2,689	9,404
4th Quarter	108	602	44	344	6	54	9	23	8,079	45,099	708	2,551	8,971
Total, 1949	658	3,768	284	2,255	38	183	21	91	31,347	168,905	2,860	11,678	43,273
1950													
January	11	60	1	7	2	12	1	6	1,972	11,610	175	718	2,758
February	23	100	8	47	1	5	-	-	1,959	11,866	179	936	3,446
March	24	98	18	145	-	-	-	-	2,975	17,493	210	859	3,524
1st Quarter	58	258	27	199	3	17	1	6	6,906	40,969	564	2,513	9,728
April	98	640	23	169	2	14	3	7	3,172	19,500	307	1,301	5,509
May	94	629	5	58	2	10	-	-	4,305	25,802	397	1,705	7,227
June	45	269	71	451	-	-	1	2	5,563	34,221	484	1,587	6,833
2nd Quarter	237	1,537	99	678	4	24	4	9	13,040	79,523	1,188	4,593	19,569
July	118	697	14	97	1	7	-	-	5,044	30,081	380	1,273	5,358
August	39	202	20	138	3	17	-	-	4,383	27,117	327	1,024	4,287
September	41	198	7	101	-	-	-	-	3,663	22,033	293	1,003	4,100
3rd Quarter	198	1,096	41	335	4	24	-	-	13,090	79,231	1,000	3,300	13,745

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 27.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 31.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,  
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,  
1945 — SEPTEMBER, 1950.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	47,964	17,667	53,273
1946	22,289	63,785	21,770	61,595
1947	24,095	67,532	22,485	59,568
1948				
1st Quarter	5,143	13,772	5,100	13,171
2nd Quarter	7,707	20,637	6,126	15,821
3rd Quarter	7,706	20,635	5,752	14,855
4th Quarter	8,971	24,022	6,323	16,331
Total, 1948	29,527	79,066	23,301	60,178
1949				
1st Quarter	7,065	16,755	5,667	13,383
2nd Quarter	9,798	23,236	6,780	16,012
3rd Quarter	10,347	24,538	5,995	14,158
4th Quarter	11,883	28,181	7,041	16,628
Total, 1949	39,093	92,710	25,483	60,181
1950 <sup>(2)</sup>				
1st Quarter	8,148	— <sup>(1)</sup>	5,956	— <sup>(1)</sup>
2nd Quarter	10,977	— <sup>(1)</sup>	7,167	— <sup>(1)</sup>
3rd Quarter	11,370	— <sup>(1)</sup>	6,763	— <sup>(1)</sup>

(1) Not available.

(2) Preliminary.

SECTION 5  
BUILDING MATERIALS

TABLE 32.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,  
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC  
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING  
LUMBER, CANADA, 1945 — SEPTEMBER, 1950.  
(1939 = 100)

Period	Volume of Production			Volume of Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948				
January.....	103.4	215.3	131.0	199.6
February.....	114.9	208.6	138.0	195.2
March.....	123.8	226.6	149.2	222.6
April.....	106.4	228.8	136.7	229.7
May.....	152.8	222.4	169.8	227.3
June.....	183.3	243.5	183.7	238.5
July.....	188.0	221.5	195.9	214.1
August.....	177.7	246.0	194.3	229.7
September.....	158.8	263.0	184.5	257.3
October.....	124.5	270.6	160.7	251.8
November.....	87.7	257.5	129.9	254.3
December.....	89.5	231.6	124.7	209.2
Annual Average	134.2	236.3	158.2	227.4
1949				
January.....	102.3	233.4	134.8	218.0 <sup>(1)</sup>
February.....	110.5	212.6	135.7	204.3
March.....	134.2	255.7	164.2	246.3
April.....	100.0	235.2	133.5	238.4
May.....	166.2	249.0	186.6	258.0
June.....	209.5	265.9	223.2	281.6
July.....	183.0	224.7	193.1	236.0
August.....	174.4	267.0	197.2	279.6
September.....	146.3	274.6	178.0	300.3
October.....	117.0	291.9	160.4	310.5
November.....	97.8	279.0	142.8	297.7
December.....	93.2	243.3	130.5	228.1
Annual Average	136.2	252.7	167.7	257.4
1950				
January.....	83.1	228.6	119.2	214.5
February.....	115.3	217.1	140.4	206.6
March.....	140.5	240.5	165.1	242.2
April.....	101.5	229.4	133.2	238.9 <sup>(1)</sup>
May.....	155.3	264.1	182.1	305.0 <sup>(1)</sup>
June.....	216.2	291.7	234.6	330.9 <sup>(1)</sup>
July <sup>(2)</sup> .....	212.8	276.3	228.2	313.6
August <sup>(2)</sup> .....	227.7	297.6	244.7	320.6
September <sup>(2)</sup> .....	180.0	301.1	209.8	334.6

(1) Revised.

(2) Preliminary.

TABLE 33.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1950.  
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber <sup>(1)</sup>	Hardwood Flooring <sup>(2)</sup>	Wood Fibre Building Board	Building Brick <sup>(3)</sup>	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{4}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— <sup>(4)</sup>	164.7	190.9	— <sup>(4)</sup>	— <sup>(4)</sup>	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947	5,877.9	52,250	203.1	295.4 <sup>(5)</sup>	1,025.0	3,959.1	150.2
1948	5,593.0	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	338.3	5,759	20.2	23.9	105.6	407.7	13.8
February	365.1	6,394	20.1	20.9	85.7	431.5	12.0
March	443.5	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,146.9	19,381	63.3	68.0	308.2	1,225.4	39.9
April	330.4	6,580	22.5	24.2	94.7	360.3	10.3
May	549.5	6,300	20.8	29.6	92.7	382.9	13.6
June	692.7	6,270	21.1	30.6	86.2	413.0	14.1
2nd Quarter	1,572.6	19,150	64.4	84.4	273.6	1,156.2	38.0
July	605.0	5,406	12.2	31.3	74.4	342.4	17.7
August	576.5	6,401	13.9	31.5	120.2	304.7	16.8
September	483.5	6,207	14.9	31.6	76.1	328.3	15.1
3rd Quarter	1,665.0	18,014	41.0	94.4	270.7	975.4	49.6
October	386.7	7,855	18.3	32.3	101.5	329.7	15.8
November	323.4	7,680	19.3	31.2	150.6	320.7	15.8
December	308.1	7,420	17.2	27.7	108.4	355.6	13.9
4th Quarter	1,018.2	22,955	54.8	91.2	360.5	1,006.0	45.5
Total, 1949	5,402.7	79,500	223.5	338.0	1,213.0	4,363.0	173.0
1950							
January	274.6	5,760	14.1	23.9	115.6	321.7	14.2
February	381.0	6,400	14.6	20.9	117.5	327.6	12.6
March	464.2	7,240	17.0	23.3	120.6	373.5	13.4
1st Quarter	1,119.8	19,400	45.7	68.1	353.7	1,022.8	40.2
April	335.5	6,597	14.8	22.8	97.0	318.8	13.6
May	513.3	6,317	17.6	31.4	63.8	389.5	16.2
June	714.6	6,286	20.2	37.3	85.9	456.2	17.2
2nd Quarter	1,563.4	19,200	52.6	91.5	246.7	1,164.5	47.0
July	703.2	6,400	19.4	34.3	119.4	414.9	18.3
August	752.5	6,500	21.1	36.2	120.4	423.2	17.4
September	594.9	7,500	18.4	36.1	121.8	475.1	17.3
3rd Quarter	2,050.6	20,400	58.9	106.6	361.6	1,313.2	52.9

(1) Data for 1949 and 1950 are estimated.

(2) (See p. 105).

(3) Data on production of building brick for the period 1949 and 1950 are estimated (see p. 105).

(4) Not available.

(5) Revised.



TABLE 33.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1950 — *Continued.*  
(In Units Specified)

Period	Iron and Steel Products					Mineral Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe and Fittings	Structural Steel	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	24.5 <sup>(1)</sup>	65.2	115.7 <sup>(1)</sup>	115.5	58.9	54.8	10.1
1947	32.5	77.7	118.0 <sup>(1)</sup>	161.2	77.4	82.3	9.8
1948	45.7	93.4	132.0 <sup>(1)</sup>	172.9	86.8	93.4	10.1
1949							
January	4.6	8.1	15.2	17.2	7.2	13.6	1.2
February	3.8	8.4	13.9	10.4	6.5	9.7	.9
March	4.0	9.3	18.6	18.2	7.5	5.7	.8
1st Quarter	12.4	25.8	47.7	45.8	21.2	29.0	2.9
April	3.0	7.5	16.0	15.3	7.7	6.2	.9
May	2.9	7.9	16.0	9.2	8.1	8.7	1.0
June	2.5	7.5	20.5	17.0	8.2	9.4	1.3
2nd Quarter	8.4	22.9	52.5	41.5	24.0	24.3	3.2
July	2.3	3.4	13.2	15.9	4.4	10.2	1.1
August	3.4	7.7	14.4	13.8	7.5	14.3	1.5
September	4.5	8.0	15.4	14.3	8.3	14.7	1.7
3rd Quarter	10.1	19.1	43.0	44.0	20.2	39.2	4.3
October	4.6	8.0	12.1	19.2	7.9	17.3	1.6
November	5.5	8.3	16.5	13.5	8.4	14.8	1.4
December	4.4	7.3	14.2	16.2	8.0	11.8	1.3
4th Quarter	14.5	23.6	42.8	48.9	24.3	43.9	4.3
Total, 1949	45.4	91.4	186.0	180.2	89.7	136.4	14.7
1950							
January	3.7	8.1	13.2	12.9	7.1	10.2	1.1
February	3.6	9.2	14.1	10.7	6.5	7.8	1.0
March	3.3	4.9	16.8	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	44.1	36.5	21.1	27.6	3.2
April	3.3	4.9	16.8	12.5	6.8	8.0	.8
May	4.0	5.7	22.2	14.0	7.7	12.3	.9
June	4.3	5.9	23.7	12.3	7.8	13.6	1.1
2nd Quarter	11.6	16.5	62.7	38.8	22.3	33.9	2.8
July	2.7	4.9	26.1	18.2	5.1	15.9	1.0
August	5.0	5.2	16.5	7.4	7.3	14.5	1.4
September	5.0	5.2	18.4	13.9	7.4	16.2	1.4
3rd Quarter	12.7	15.3	61.0	39.5	19.8	46.6	3.8

(1) Revised.



TABLE 33.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1950 — *Continued*.  
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—(1)	—(1)	—(1)	—(1)	—(1)	—(1)
1946	10.7	31.7	94.8	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8	134.7	2,344.6	2,121.2	5,794.5	67.0
1948	14.0	50.2	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2
March	1.3	3.5	8.3	281.8	231.1	884.0	6.9
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
April	1.3	3.8	8.1	226.3	159.1	727.4	4.8
May	1.4	4.6	11.0	166.3	174.3	736.6	3.8
June	1.4	5.0	12.0	166.2	158.4	622.9	4.0
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
July	1.4	4.5	11.0	107.6	79.8	311.7	4.9
August	1.5	4.5	11.3	138.2	175.5	429.5	7.9
September	1.4	4.4	10.3	88.1	104.4	241.1	8.2
3rd Quarter	4.3	13.4	32.6	333.9	359.7	982.3	21.0
October	1.5	4.2	11.0	166.7	185.1	332.4	8.6
November	1.4	4.6	9.9	149.8	159.9	499.2	10.4
December	1.3	3.0	9.3	179.2	162.1	378.5	9.2
4th Quarter	4.2	11.8	30.2	495.7	507.1	1,210.1	28.2
Total, 1949	16.1	48.2	117.1	2,058.4	1,995.0	5,698.8	87.2
1950							
January	1.2	3.8	6.8	152.6	133.2	468.2	8.8
February	1.1	2.9	8.3	167.9	102.3	401.1	8.6
March	1.3	3.7	10.0	193.2	148.4	169.0	7.4
1st Quarter	3.6	10.4	25.1	513.7	383.9	1,038.3	24.8
April	1.3	4.6	14.7	114.6	109.7	137.5	6.1
May	1.4	7.7	12.1	183.6	108.5	197.4	8.1
June	1.4	8.7	12.6	197.4	192.7	292.1	6.9
2nd Quarter	4.1	21.0	39.4	495.6	410.9	627.0	21.1
July	1.6	8.8	10.7	185.4	136.3	277.4	7.5
August	1.5	7.9	12.2	164.8	144.7	435.1	11.3
September	1.4	7.6	11.4	187.0	208.1	426.1	10.6
3rd Quarter	4.5	24.3	34.3	537.2	489.1	1,138.6	29.4

(1) Data for 1945 are not available.

TABLE 33.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1950. — *Continued.*  
(In Units Specified)

Period	Gypsum Products			Builders' <sup>(1)</sup> Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster <sup>(1)</sup>		Bath Tubs	Sinks <sup>(2)</sup>	Wash Basins <sup>(2)</sup>
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5 <sup>(3)</sup>	56.3	—	—
1946	203.4	75.0	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948	237.7	153.0	137.1	9,419.2	102.1	139.6	109.6
1949							
January	18.1	16.2	10.6	848.0	11.1	12.8	10.0
February	15.9	13.9	10.9	805.5	10.5	13.8	9.1
March	19.9	14.4	12.5	982.0	11.6	19.4	10.1
1st Quarter	53.9	44.5	34.0	2,635.5	33.2	46.0	29.2
April	19.8	13.6	13.8	861.1	11.2	22.9	11.4
May	19.9	14.9	13.5	809.6	11.4	21.2	10.7
June	19.4	15.4	14.9	842.2	11.2	17.0	10.8
2nd Quarter	59.1	43.9	42.2	2,512.9	33.8	61.1	32.9
July	15.7	9.8	13.3	636.0	6.3	8.5	8.3
August	20.1	14.2	14.9	735.7	11.4	11.8	11.8
September	16.6	17.0	16.1	897.2	13.2	13.5	16.4
3rd Quarter	52.4	41.0	44.3	2,268.9	30.9	33.8	36.5
October	21.3	15.9	16.1	846.9	13.8	14.8	13.2
November	20.9	15.9	14.3	857.6	12.4	23.8	13.9
December	20.5	15.8	13.1	674.0	8.4	16.0	14.6
4th Quarter	62.7	47.6	43.5	2,378.5	34.6	54.6	41.7
Total, 1949	228.1	177.0	164.0	9,795.8	132.5	195.5	140.3
1950							
January	19.2	15.4	11.3	699.3	14.2	8.6	17.1
February	18.2	16.4	11.0	786.6	13.4	12.1	15.8
March	23.5	16.9	13.6	880.2	14.1	20.0	17.0
1st Quarter	60.9	48.7	35.9	2,366.1	41.7	40.7	49.9
April	19.2	16.3	12.7	713.7	12.3	13.6	15.4
May	17.1	19.9	13.3	691.1	10.3	18.7	20.0
June	19.0	19.6	15.3	698.8	10.3	12.5	20.1
2nd Quarter	55.3	55.8	41.3	2,103.6	32.9	44.8	55.5
July	12.4	14.1	13.4	706.3	6.4	7.6	11.7
August	18.1	20.7	16.7	671.8	11.1	18.1	15.3
September	18.8	20.9	16.1	862.2	11.9	16.6	16.3
3rd Quarter	49.3	55.7	46.2	2,240.3	29.4	32.3	43.3

(1) Data for 1949 and 1950 are estimated (see p. 107).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 33.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1950. — *Concluded.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air <sup>(1)</sup> Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt <sup>(2)</sup> Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	13.6	7,179.1	128.8	57.2	1,433.0	29.5
1946	46.6	14.3	8,006.9	138.4	76.6	1,982.6	38.8
1947	54.3	18.1	8,726.7	157.7	121.0	2,085.6	46.7
1948	62.5	18.2	8,585.7	180.6	146.7	2,043.8	45.4
1949							
January	5.8	1.4	667.7	16.5	9.2	108.1	2.5
February	5.8	1.3	666.3	12.2	8.8	84.9	2.4
March	6.2	1.2	747.9	13.7	9.6	103.1	2.5
1st Quarter	17.8	3.9	2,081.9	42.4	27.6	296.1	7.4
April	4.8	1.0	548.7	15.8	13.3	134.1	3.1
May	5.4	.9	458.8	20.0	14.4	209.2	2.6
June	6.0	.9	458.4	18.2	16.6	241.2	3.0
2nd Quarter	16.2	2.8	1,465.9	54.0	44.3	584.5	8.7
July	3.6	.6	227.1	13.3	10.8	241.5	3.2
August	5.5	1.1	412.1	16.2	10.0	262.6	4.4
September	7.5	1.2	426.4	18.7	14.2	283.9	4.3
3rd Quarter	16.6	2.9	1,065.6	48.2	35.0	788.0	11.9
October	7.8	1.7	471.8	20.7	11.3	243.5	4.5
November	9.4	1.6	557.8	20.9	22.4	151.0	4.6
December	7.1	1.7	759.8	11.6	14.9	77.3	2.8
4th Quarter	24.3	5.0	1,789.4	53.2	48.6	471.8	11.9
Total, 1949	74.9	14.6	6,402.8	197.8	155.5	2,140.4	39.9
1950							
January	5.5	1.7	573.7	16.9	14.5	102.2	4.2
February	5.0	1.5	589.6	15.0	16.4	122.2	2.9
March	4.6	1.6	679.3	18.1	22.6	139.7	3.1
1st Quarter	15.1	4.8	1,942.6	50.0	53.5	364.1	10.2
April	4.0	1.4	392.8	13.2	16.2	173.2	3.6
May	4.3	1.5	425.5	13.2	22.7	223.0	3.6
June	7.0	1.6	656.0	12.2	20.5	301.7	4.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	697.9	11.5
July	6.6	.9	406.9	7.9	18.1	307.7	3.9
August	9.8	1.6	588.1	17.4	14.7	299.7	4.9
September	9.7	2.0	536.9	18.3	21.7	275.4	4.4
3rd Quarter	26.1	4.5	1,529.9	43.6	54.5	882.8	13.2

(1) Data for 1949 are estimated (see p. 107).

(2) Excludes siding.

TABLE 34. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — SEPTEMBER, 1950.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	11.7	10.4	8.0	2.2
June	1.5	1.1	28.3	19.8	97.2	23.8	3.4	1.9	9.1	9.2	8.8	1.8
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	11.3	10.2	8.1	1.8
December	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9	11.9	7.5	5.2	3.4
1949												
January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	8.5	2.1
February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	6.6	2.0
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	6.2	17.2	6.0	7.3	2.4
May	1.5	.9	27.9	22.5	104.9	26.1	2.7	6.4	18.6	3.4	8.8	1.7
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	.7
July	.6	.6	29.0	26.0	80.7	14.3	3.0	4.6	15.2	4.5	5.4	1.1
August	1.7	.4	30.2	26.1	119.4	15.1	3.6	4.2	14.5	5.5	6.9	2.9
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
October	1.5	.3	30.7	25.0	95.3	20.1	4.4	3.5	14.5	17.4	8.2	4.7
November	1.3	.7	28.6	29.5	137.6	33.1	4.8	3.8	16.7	18.7	8.2	3.9
December	.8	.8	23.9	30.1	99.1	35.9	3.2	6.0	15.2	17.6	7.2	5.6
1950												
January	.6	1.4	20.5	31.9	79.9	65.3	2.5	5.7	10.4	21.5	6.1	6.8
February	.8	1.7	18.5	32.7	78.7	102.4	1.9	6.8	11.0	24.8	5.8	7.6
March	1.2	1.8	25.7	30.0	92.0	131.0	2.7	12.6	14.8	30.1	7.7	7.6
April	1.4	1.7	21.0	31.1	86.4	141.6	2.7	12.6	14.8	30.1	6.8	7.6
May	2.1	1.0	34.0	26.4	106.8	100.8	4.0	7.8	22.0	30.1	7.4	7.9
June	1.8	.6	36.6	26.2	112.2	73.4	5.2	5.7	23.3	30.1	7.4	8.8
July	1.7	.5	33.1	25.8	127.5	55.3	4.3	3.6	25.7	31.3	7.1	7.1
August	1.6	.4	34.6	26.4	123.3	52.5	4.9	3.6	17.8	29.0	5.8	9.0
September	1.6	.2	36.0	25.4	163.7	10.5	5.4	3.0	18.7	29.2	8.2	8.4

TABLE 34.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1948 — SEPTEMBER, 1950 — *Continued.*  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Mineral Wool	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
March	9.4	1.3	12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
June	7.5	1.5	12.2	6.7	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
September	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7
December	9.5	.6	14.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949												
January	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
April	10.6	7.9	22.4	11.6	19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
May	10.7	6.7	16.1	15.0	20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
July	6.7	1.8	18.3	5.8	15.4	1.7	9.9	.7	15.4	1.1	10.5	.9
August	10.3	3.6	10.6	14.1	19.9	1.8	13.6	1.2	17.2	1.2	13.5	2.0
September	13.8	2.3	13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
October	13.7	2.4	15.2	7.3	21.1	1.4	15.7	1.4	18.5	1.2	17.2	2.1
November	12.1	2.6	17.4	13.8	20.3	1.9	16.4	.9	16.7	1.1	15.1	1.9
December	9.5	1.2	12.0	12.1	21.2	1.2	15.9	.7	15.5	.9	11.6	2.0
1950												
January	13.5	2.7	11.0	17.3	18.9	1.5	15.1	1.1	12.7	1.4	9.2	3.0
February	10.1	5.2	10.7	12.7	18.3	1.4	15.7	1.7	13.0	1.2	7.7	3.1
March	8.3	11.0	16.9	15.8	22.9	2.1	17.3	1.4	15.8	1.2	10.1	2.6
April	7.8	15.1	11.8	16.5	19.2	2.1	16.4	1.3	14.7	1.2	7.1	3.5
May	9.9	15.3	13.7	21.4	17.7	1.5	19.4	1.8	15.5	1.1	11.6	4.2
June	13.4	12.4	13.2	21.5	19.4	1.2	20.1	1.2	17.8	1.0	15.1	2.6
July	13.1	5.7	12.1	17.1	12.8	.8	13.8	1.6	15.6	1.0	16.4	2.1
August	12.3	4.5	16.6	18.8	17.1	1.8	21.1	1.1	19.3	1.1	14.4	2.2
September	13.7	2.7	20.5	14.2	19.2	1.4	20.6	1.5	18.9	.9	16.8	1.7



Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1948												
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0 <sup>(1)</sup>	5.1	7.6
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0 <sup>(1)</sup>	17.9	.4	6.2	7.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0 <sup>(1)</sup>	13.5	.4	7.0	9.1
December	174.0	54.7	896.4	134.8	8.4	.8	1.7	0 <sup>(1)</sup>	11.8	.2	6.7	12.1
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
April	182.7	172.7	687.2	175.7	2.0	6.6	.5	1.3	15.6	.4	11.6	16.2
May	155.2	290.9	621.3	351.3	3.2	5.8	.6	1.5	20.0	.3	16.5	14.6
June	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
July	127.0	211.0	473.6	352.8	6.2	2.8	.7	1.6	14.7	.7	12.7	14.3
August	235.7	121.7	384.6	294.2	8.6	1.9	1.8	1.4	14.4	2.4	10.1	14.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
October	159.4	40.1	376.5	98.2	8.5	.8	1.8	.8	22.1	.5	14.3	10.3
November	209.7	58.2	503.6	83.6	10.2	1.4	2.1	.4	19.6	1.3	20.0	18.5
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1
1950												
January	153.9	61.2	309.6	152.7	7.6	2.5	1.4	.9	17.0	1.1	12.1	22.2
February	156.8	88.2	221.4	378.1	5.6	5.5	1.2	1.1	14.7	1.3	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	21.7
April	267.4	89.8	150.5	387.3	6.1	6.9	.5	2.0	11.9	2.5	15.7	19.9
May	166.5	106.8	228.5	356.2	8.0	6.8	.8	3.7	13.6	2.0	17.6	23.2
June	130.0	95.4	375.9	272.2	11.3	2.4	1.3	3.9	13.1	.9	21.0	21.5
July	190.2	116.1	427.1	122.5	7.7	2.2	1.3	3.7	9.1	.5	14.8	21.7
August	190.6	92.6	419.6	138.1	11.9	1.2	2.5	2.7	17.2	.7	12.7	21.3
September	182.2	96.6	419.4	144.7	10.2	1.9	2.5	2.1	17.9	.9	20.9	17.7

(1) Indicates less than 50 units.



TABLE 35.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1950.  
(In Units Specified)

Period	Lumber and Lumber Products		Building Brick	Iron and Steel Products			
	Hardwood Flooring	Wood Fibre Insulating Board		Structural Steel	Wire Nails	Galvanized Sheets	Skelp
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B		Thousands of Tons	Tons	Tons	Tons
1945	702	12.1	1.4	68.8	71	22,963	129,982
1946	404	18.7	1.1	99.5	680	15,331	54,385
1947	1,157	39.9	8.9	183.2	4,146	7,895	60,190
1948	8	18.3	8.3	194.3	6,315	7,047	60,783
1949							
January	1	4.4	.9	11.9	534	832	9,056
February	1	8.4	.7	16.0	610	1,285	9,116
March	15	22.7	.8	17.0	951	992	14,174
1st Quarter	17	35.5	2.4	44.9	2,095	4,109	32,346
April	265	15.5	1.0	18.9	724	1,349	14,509
May	788	6.1	.9	31.2	1,709	1,894	11,252
June	1,130	4.1	1.9	30.4	2,818	1,299	22,647
2nd Quarter	2,183	25.7	3.8	80.5	5,215	4,542	48,408
July	862	3.2	2.3	13.5	1,899	1,253	11,137
August	959	5.1	2.6	14.9	1,607	1,722	12,202
September	1,264	6.3	4.5	18.5	1,478	1,382	15,146
3rd Quarter	3,085	14.6	9.4	46.9	4,984	4,357	38,485
October	1,217	7.2	3.1	7.8	610	882	3,673
November	960	8.4	2.1	5.1	205	436	1,617
December	796	4.1	1.0	12.9	160	1,942	16,368
4th Quarter	2,973	19.7	6.2	25.8	975	3,260	21,658
Total, 1949	8,258	95.5	21.9	198.1	13,305	15,268	140,897
1950							
January	450	2.8	.7	11.5	202	458	15,575
February	692	3.2	.6	12.8	95	466	13,476
March	671	2.3	.6	12.0	178	701	5,037
1st Quarter	1,813	8.3	1.9	36.3	475	1,625	34,088
April	357	1.6	1.1	11.8	309	557	10,656
May	520	1.6	1.7	14.2	327	851	20,805
June	554	1.6	2.4	13.0	458	409	11,955
2nd Quarter	1,431	4.8	5.2	39.0	1,094	1,817	43,416
July	928	2.0	2.1	13.9	290	550	11,212
August	557	3.5	1.8	11.6	359	522	8,765
September	688	3.2	1.6	15.0	186	501	15,222
3rd Quarter	2,173	8.7	5.5	40.5	835	1,573	35,499

TABLE 35.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1950 — *Continued*.  
(In Units Specified).

Period	Mineral Wool	Cement	Gypsum Plaster	Builders' Hardware	Sanitary Ware	
					Bath Tubs	Sinks and Basins
	Thousands of Sq. Ft.	Thousands of Barrels of 350 lbs.	Thousands of Tons	\$000	\$000	\$000
1945	5,993	32.7	2.9	490	7	254
1946	7,822	350.1	7.6	653	206	535
1947	5,775	1,248.6	10.1	969	1,044	205
1948	74	1,120.7	10.0	1,076	231	83
1949						
January	0	8.1	.4	79	6	4
February	1	4.2	.4	91	44	31
March	0	48.9	.3	140	70	40
1st Quarter	1	61.2	1.1	310	120	75
April	0	110.7	.6	100	80	64
May	0	232.0	.4	130	32	39
June	9	292.9	.7	72	23	13
2nd Quarter	9	635.6	1.7	302	135	116
July	25	203.2	1.0	80	57	76
August	1	288.3	.8	86	67	50
September	30	430.1	.7	77	23	13
3rd Quarter	56	921.6	2.5	243	147	139
October	30	360.8	.9	119	35	12
November	16	274.2	1.9	119	25	19
December	0	30.6	.6	125	31	13
4th Quarter	46	665.6	3.4	363	91	44
Total, 1949	112	2,284.0	8.7	1,218	493	374
1950						
January	0	.1	.3	119	29	51
February	0	.0	.4	89	25	22
March	6	.1	.3	109	26	24
1st Quarter	6	.2	1.0	317	80	97
April	5	.3	.4	104	57	56
May	4	.4	.5	117	54	33
June	1	1.2	1.6	134	51	45
2nd Quarter	10	1.9	2.5	355	162	134
July	3	2.0	3.2	113	45	39
August	64	2.2	3.0	89	56	45
September	8	2.2	2.8	90	52	34
3rd Quarter	75	6.4	9.0	292	153	118

TABLE 35.—IMPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1950 — *Concluded*.  
(In Units Specified).

Period	Plumbing and Heating Equipment				Common Colourless Window Glass	Paints, Pigments and Varnishes
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters		
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.	\$000
1945	334	35	280	0	39.8	8,660
1946	1,542	133	7,595	0	43.7	9,436
1947	2,506	319	43,824	0	70.2	13,441
1948	7	16	0	3,214	96.3	14,276
1949						
January	7	0	0	51	5.3	1,121
February	11	1	0	60	4.0	1,005
March	16	2	0	17	4.7	1,082
1st Quarter	34	3	0	128	14.0	3,208
April	5	5	0	31	6.4	1,013
May	59	1	1,949	51	6.0	1,126
June	4	1	0	150	5.0	1,171
2nd Quarter	68	7	1,949	232	17.4	3,310
July	2	5	362	455	4.5	887
August	58	0	0	113	5.7	913
September	175	7	404	120	5.1	1,155
3rd Quarter	235	12	766	688	15.3	2,955
October	75	9	624	123	5.8	1,495
November	70	2	0	76	7.2	1,636
December	40	0	0	38	4.9	1,262
4th Quarter	185	11	624	237	17.9	4,394
Total, 1949	522	33	3,339	1,285	64.6	13,867
1950						
January	3	0	725	234	3.2	1,221
February	10	2	448	204	3.3	1,203
March	39	0	372	118	4.5	1,466
1st Quarter	52	2	1,545	556	11.0	3,890
April	23	1	0	402	5.5	1,263
May	43	4	340	226	6.6	1,582
June	17	2	0	73	5.9	1,547
2nd Quarter	83	7	340	701	18.0	4,392
July	179	0	0	244	7.0	1,394
August	9	3	1,506	78	5.9	1,587
September	12	7	2,753	478	5.2	1,762
3rd Quarter	200	10	4,259	800	18.1	4,743

TABLE 36.—EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1950.  
(In Units Specified).

Period	Lumber and Lumber Products					Building Brick	Cement
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths		
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	Thousands of Squares	Thousands of Laths	Millions of Bricks	Thousands of Barrels of 350 lbs.
1945	2,000.5	544	45.3	1,651	25,981	3.7	281.9
1946	2,083.3	106	36.1	1,775	26,193	6.1	114.4
1947	2,735.0	50	51.1	2,051	41,700	4.2	88.0
1948	2,467.7	25	40.2	2,353	55,513	4.9	73.0
1949							
January	141.5	14	.3	93	1,663	.2	.7
February	133.5	10	.3	100	2,825	.2	1.2
March	148.2	5	.3	176	3,518	.3	.1
1st Quarter	423.0	29 <sup>(1)</sup>	.9	369	8,006	.7	2.0
April	146.4	3	4.2	174	2,769	.1	.3
May	167.3	29	4.9	172	5,066	.6	4.5
June	160.5	13	4.3	157	6,343	.5	3.9
2nd Quarter	474.2	45	13.4	503	14,178	1.2	8.7
July	169.8	71	4.9	147	6,107	.7	.3
August	178.0	35	5.3	176	10,286	.5	7.9
September	212.6	81	2.8	217	15,378	.5	.3
3rd Quarter	560.4	187	13.0	540	31,771	1.7	8.5
October	269.5	94	.6	244	13,411	.4	.0
November	243.5	82	1.0	245	5,976	.3	.0
December	218.1	174	1.5	250	3,815	.0	.0
4th Quarter	731.1	350	3.1	739	23,202	.7	.0
Total, 1949	2,188.7	611 <sup>(1)</sup>	30.4	2,121	77,157	4.3	19.2
1950							
January	142.3	470	1.2	127	3,419	.1	.0
February	198.5	225	.8	139	4,210	.0	.0
March	263.6	423	1.1	282	5,566	.0	.0
1st Quarter	604.4	1,118	3.1	548	13,195	.1	.0
April	226.2	464	.7	238	4,366	.1	.0
May	276.0	1,029	1.8	278	7,136	.2	.4
June	358.5	1,719	1.4	270	9,162	.3	.5
2nd Quarter	860.7	3,212	3.9	786	20,664	.6	.9
July	384.6	1,801	1.2	257	12,105	.4	7.9
August	361.7	2,045	1.9	258	10,092	.4	7.9
September	404.9	2,552	1.6	326	13,031	.4	4.6
3rd Quarter	1,151.2	6,398	4.7	841	35,228	1.2	20.4

(1) Revised.

TABLE 36.— EXPORTS OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — SEPTEMBER, 1950. — *Concluded.*  
(In Units Specified).

Period	Iron and Steel Products				Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Cast Iron, Soil Pipe	Steel Pipe and Tubing	Structural Steel	Wire Nails and Spikes			
	Tons	Tons	Tons	Tons	Sq. Ft.	Tons	\$000
1945	506	— <sup>(1)</sup>	9,294	813.6	15,251	447	3,973
1946	157	3,158	7,781	1,270.5	4,301	969	4,407
1947	207	184	4,411	31.9	93,149	1,423	7,346
1948	658	2,812	10,506	1,854.1	57,959	744	6,235
1949							
January	12	921	29	421.3	0	0	424
February	22	1,548	59	.5	0	45	260
March	124	2,852	2,555	40.2	0	31	351
1st Quarter	158	5,321	2,643	462.0	0	76	1,035
April	144	3,119	843	.2	0	5	360
May	162	1,908	1,138	0	0	2	254
June	59	2,135	150	31.2	0	30	362
2nd Quarter	365	7,162	2,131	31.4	0	37	976
July	4	1,173	3,988	.6	0	0	348
August	108	859	180	.4	0	0	200
September	92	359	92	.3	0	0	265
3rd Quarter	204	2,391	4,260	1.3	0	0	813
October	60	159	356	0	0	0	277
November	148	59	310	.1	931	48	231
December	63	1,714	564	0	0	2	272
4th Quarter	271	1,932	1,230	.1	931	50	780
Total, 1949	998	16,806	10,264	494.8	931	163	3,604
1950							
January	282	11	54	0	0	35	336
February	84	2,013	130	0	0	0	508
March	166	353	62	0	200	2	385
1st Quarter	532	2,377	246	0	200	37	1,229
April	171	898	590	1	400	25	188
May	63	64	55	0	0	6	243
June	45	1,195	94	1	0	25	199
2nd Quarter	279	2,157	739	2	400	56	630
July	94	428	283	1	0	0	220
August	32	105	60	1	92	9	298
September	126	364	46	1	0	0	410
3rd Quarter	252	897	389	3	92	9	928

(1) Not available.

TABLE 37.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,

CANADA, 1946 — SEPTEMBER, 1950.

(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade <sup>(1)</sup> Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous	Net Total Domestic Shipments	Producers Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949											
1st Quarter	92.5	155.4	48.9	97.3	87.0	39.5	136.9	657.5	272.5	55.2	985.2
April	32.6	50.4	20.3	31.2	28.5	12.4	40.5	215.9	96.3	32.3	344.5
May	28.4	45.1	16.9	31.1	29.6	10.6	43.6	205.3	85.7	26.8	317.8
June	35.6	43.1	18.3	28.1	31.1	10.2	42.3	208.7	84.7	16.6	310.0
2nd Quarter	96.6	138.6	55.5	90.4	89.2	33.2	126.4	629.9	266.7	75.7	972.3
July	24.8	35.5	15.1	21.9	26.0	9.4	36.6	169.3	71.1	13.4	253.8
August	26.8	42.4	18.9	27.9	29.4	13.3	38.0	196.7	68.8	6.7	272.2
September	31.1	47.5	19.8	29.9	29.5	14.0	39.8	211.6	76.0	11.9	299.5
3rd Quarter	82.7	125.4	53.8	79.7	84.9	36.7	114.4	577.6	215.9	32.0	825.5
October	31.5	40.2	15.9	26.3	29.9	13.6	44.0	201.4	64.0	4.8	270.2
November	33.0	42.2	16.6	27.2	30.2	13.5	51.8	214.5	72.7	25.4	312.6
December	26.4	32.8	14.9	30.4	33.7	13.7	55.9	207.8	62.0	26.4	296.3
4th Quarter	90.9	115.2	47.4	83.9	93.8	40.8	151.7	623.7	198.7	56.6	879.0
Total, 1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950											
January	23.6	36.8	17.5	25.9	23.6	13.3	53.4	194.1	92.1	17.4	303.6
February	23.7	39.6	17.7	27.3	18.6	12.2	51.5	190.6	114.2	7.8	312.6
March	30.4	48.8	18.8	30.8	26.8	12.2	59.0	232.9	111.8	14.3	359.0
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
April	23.7	46.0	16.8	31.6	21.0	15.3	49.5	203.9	106.3	12.7	322.9
May	35.6	48.5	22.3	30.9	24.7	17.5	55.8	235.3	128.4	13.6	377.3
June	32.3	48.7	24.4	31.4	26.5	16.7	53.1	233.1	123.3	15.2	371.6
2nd Quarter	91.6	143.2	63.5	93.9	72.2	49.5	158.4	672.3	358.0	41.5	1,071.8
July	29.7	34.8	23.6	26.7	26.9	14.1	48.1	203.9	125.6	17.8	347.3
August	29.5	37.8	24.2	28.7	26.7	15.4	41.7	204.0	118.8	17.8	340.6
September	32.7	42.9	27.2	29.5	29.5	18.4	53.9	234.1	123.6	20.8	378.5
3rd Quarter	91.9	115.5	75.0	84.9	81.1	47.9	127.5	642.0	368.0	56.4	1,066.4

(1) For details (see p.108).



TABLE 38.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1950.  
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948	6,608.9	6,238.1	621.2	425.2	1,515.5	79.8	15,488.8
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	477.4	205.9	53.0	24.2	175.4	4.4	940.3
1st Quarter	1,225.7	514.4	142.9	78.3	368.3	11.6	2,341.2
April	406.8	347.8	54.2	29.5	193.2	5.1	1,036.6
May	451.8	531.4	54.4	35.1	162.5	7.5	1,242.7
June	514.4	700.3	59.4	34.4	169.3	9.0	1,486.8
2nd Quarter	1,373.0	1,579.5	168.0	99.0	525.0	21.6	3,766.1
July	495.4	696.4	48.2	32.0	162.6	8.2	1,442.8
August	526.3	744.1	56.0	32.7	171.7	9.0	1,539.8
September	480.2	654.6	56.1	32.9	164.5	7.5	1,395.8
3rd Quarter	1,501.9	2,095.1	160.3	97.6	498.8	24.7	4,378.4
October	531.8	504.0	57.9	31.8	157.5	7.9	1,290.9
November	507.4	445.4	56.9	30.0	161.4	4.9	1,206.0
December	476.7	246.8	52.1	22.7	103.1	3.4	904.8
4th Quarter	1,515.9	1,196.2	166.9	84.5	421.9	16.2	3,401.6
Total, 1949	5,616.5	5,385.2	638.1	359.4	1,814.1	74.1	13,887.4
1950							
January	343.2	176.0	46.3	20.1	81.0	2.6	669.2
February	367.0	157.8	47.7	21.4	103.2	4.1	701.2
March	542.2	194.9	57.5	26.3	148.3	4.9	974.1
1st Quarter	1,252.4	528.7	151.5	67.8	332.5	11.6	2,344.5
April	483.1	319.7	51.0	29.6	173.1	5.1	1,061.6
May	539.4	658.7	60.3	39.8	232.8	9.4	1,540.4
June	644.9	745.2	57.9	37.5	175.6	7.9	1,668.9
2nd Quarter	1,667.4	1,723.6	169.2	106.9	581.3	22.4	4,270.9
July	727.8	779.5	57.5	36.2	149.7	9.4	1,760.1
August	638.9	558.8	46.3	25.1	103.1	6.5	1,378.7
September	717.2	713.1	60.3	40.5	133.7	8.0	1,672.8
3rd Quarter	2,083.9	2,051.4	164.1	101.8	386.5	23.9	4,811.6

TABLE 39.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA<sup>(1)</sup> 1946 — SEPTEMBER, 1950.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947			
Annual Average	97,787	3,539	36.09
1948			
Annual Average	104,916	4,165	39.69
1949—January	102,011	4,149	40.67
February	103,606	4,091	39.48
March	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June	110,806	4,688	42.31
July	114,370	4,987	43.62
August	115,056	4,988	43.35
September	115,589	5,090	44.03
October	114,667	5,110	44.57
November	113,332	5,099	44.99
December	109,367	4,956	45.32
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June <sup>(2)</sup>	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September	123,478	5,724	46.36

(1) As reported by employers with 15 or more employees.

(2) Revised.

## SECTION 6

## BUILDING LABOUR

TABLE 40.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,  
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — AUGUST, 1950.  
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed			Labour Force		
	Construction (1)	Industry	Non- agricultural Industries	Total	Con- struction Industry	Non- agricultural Industries	Total	Con- struction Industry	Non- agricultural Industries
	Occupation								
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434
1946 Annual Average	—	227	3,465	4,652	13	139	143	239	3,604
1947—March 1	—	187	3,634	4,565	21	136	141	208	3,770
May 31	—	254	3,658	4,821	8	89	91	262	3,747
August 16	247	283	3,709	5,008	8	71	73	291	3,780
November 8	255	284	3,779	4,847	12	82	87	296	3,861
Annual Average	—	252	3,695	4,810	12	94	98	264	3,789
1948—February 21	227	219	3,704	4,669	33	149	156	252	3,853
June 5	260	295	3,762	4,948	7	80	82	302	3,842
September 4	304	323	3,795	5,042	8	65	67	331	3,860
November 20	288	317	3,872	4,858	17	101	106	334	3,973
Annual Average	270	289	3,783	4,879	16	99	103	305	3,882
1949—March 5	258	251	3,744	4,700	47	192	199	298	3,936
June 4	350	350	3,895	5,018	16	101	103	366	3,996
August 20	343	362	3,920	5,155	15	95	98	377	4,015
October 29	341	319	3,914	4,953	20	123	133	339	4,037
Annual Average	323	320	3,868	4,956	24	128	133	345	3,996
1950—March 4	255	254 <sup>(3)</sup>	3,780	4,717	71 <sup>(3)</sup>	279	290	325 <sup>(3)</sup>	4,059
June 3 <sup>(2)</sup>	346 <sup>(3)</sup>	336 <sup>(3)</sup>	3,985 <sup>(3)</sup>	5,022	30	128	129	366	4,113
August 19	369	371	3,972	5,115	15	93	95	386	4,065
Annual Average	323	320	3,868	4,956	24	128	133	345	3,996
1950—March 4	255	254 <sup>(3)</sup>	3,780	4,717	71 <sup>(3)</sup>	279	290	325 <sup>(3)</sup>	4,059
June 3 <sup>(2)</sup>	346 <sup>(3)</sup>	336 <sup>(3)</sup>	3,985 <sup>(3)</sup>	5,022	30	128	129	366	4,113
August 19	369	371	3,972	5,115	15	93	95	386	4,065
Annual Average	323	320	3,868	4,956	24	128	133	345	3,996
1950—March 4	255	254 <sup>(3)</sup>	3,780	4,717	71 <sup>(3)</sup>	279	290	325 <sup>(3)</sup>	4,059
June 3 <sup>(2)</sup>	346 <sup>(3)</sup>	336 <sup>(3)</sup>	3,985 <sup>(3)</sup>	5,022	30	128	129	366	4,113
August 19	369	371	3,972	5,115	15	93	95	386	4,065
Annual Average	323	320	3,868	4,956	24	128	133	345	3,996

(1) Not available prior to August, 1947.

(2) Includes an estimate for Manitoba (see p. 108).

TABLE 41.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION  
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,  
CANADA, MARCH, 1949 — AUGUST, 1950.

Week Ending	Percentage of Workers, by Number of Hours worked per Week					Average Number of Hours Worked <sup>(1)</sup>	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	40	9,940
June 4	3.4	4.8	41.5	38.6	11.7	44	15,295
August 20	4.1	5.1	40.6	38.0	12.2	44	15,747
October 29	4.0	7.2	44.0	36.9	7.9	42	13,462
Annual Average	4.7	5.9	42.8	37.0	9.6	43	13,600
1950							
March 4	12.4	11.8	45.7	25.7	4.4	37	9,271 <sup>(2)</sup>
June 3	3.7	5.5	48.5	34.8	7.5	42	14,213 <sup>(2)</sup>
August 19	4.1	5.7	46.1	34.6	9.5	43	15,805

(1) For qualitative note (see p.109).

(2) Revised.

TABLE 42.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, <sup>(1)</sup>  
1945 — SEPTEMBER, 1950.

Period	Building Industry			Indexes of Employment (1939=100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non-Agri- cultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947					
Annual Average	88,124	3,322	37.41	306.9	165.0
1948					
Annual Average	100,726 <sup>(2)</sup>	4,192	41.41	342.3	171.9
1949—January	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April	99,345	4,470	45.00	325.4	164.7
May	104,561	4,683	44.79	342.0	166.0
June	110,869	4,753	42.87	363.9	170.8
July	119,709	5,176	43.23	398.9	174.6
August	125,880	5,613	44.81	412.9	175.3
September	130,291	5,896	45.27	427.7	177.4
October	130,891	6,041	45.92	429.0	177.5
November	130,792	6,011	45.94	428.0	177.3
December	127,348	5,850	45.82	414.0	177.2
Annual Average	115,065	5,118	44.37	377.6	172.2
1950—January	110,310	4,423	39.97	357.6	170.3
February	101,836	4,524	44.62	332.7	164.4
March	99,573	4,604	46.23	325.1	163.8
April	103,280	4,832	46.77	340.3	165.0
May	109,596	5,158	47.14 <sup>(2)</sup>	358.5	165.7
June	120,691	5,544	45.88	396.1	172.4
July	129,774	6,067	46.67	426.6	177.6
August	134,027	6,225	46.54	441.1	179.5
September	138,437	6,512	47.04	450.9	180.9

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 43.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, <sup>(1)</sup>  
1945 — SEPTEMBER, 1950.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.3	2,867	91.0	35.79
1948					
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April	79,493	40.5	3,221	108.9	44.10
May	84,013	40.4	3,391	108.5	43.83
June	90,382	38.6	3,493	107.0	41.30
July	100,100	39.1	3,914	107.2	41.92
August	103,977	41.1	4,270	106.7	43.85
September	108,155	41.1	4,448	107.8	44.31
October	108,380	41.5	4,499	108.2	44.90
November	108,078	41.2	4,490	109.0	44.91
December	103,338	40.9	4,229	109.2	44.66
Annual Average	93,725	40.0	3,764	107.9	43.21
1950—January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7	44.68
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29
July	106,953	40.5	4,333	112.2	45.44
August	111,130	40.2	4,470	112.5	45.23
September	113,023	40.3	4,554	114.1	45.98

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.



TABLE 44.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND  
TOTAL LABOUR INCOME, CANADA,<sup>(1)</sup>  
1945 — SEPTEMBER, 1950.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	180	180	4,920	4,920
1946.....	295	285	5,321	5,141
1947.....	399	352	6,212	5,478
1948—1st Quarter.....	89	71	1,635	1,305
2nd Quarter.....	114	89	1,716	1,340
3rd Quarter.....	144	109	1,883	1,425
4th Quarter.....	133	100	1,879	1,409
Total, 1948	480	369	7,113	5,479
1949—January.....	35	26	607	454
February.....	34	25	605	453
March.....	35	26	606	455
1st Quarter.....	104	77	1,818	1,362
April.....	39	29	610	458
May.....	42	31	622	466
June.....	46	34	645	480
2nd Quarter.....	127	94	1,877	1,404
July.....	49	36	649	478
August.....	51	37	658	483
September.....	53	39	662	487
3rd Quarter.....	153	112	1,969	1,448
October.....	52	38	663	488
November.....	50	37	661	489
December.....	41	30	642	475
4th Quarter.....	143	105	1,966	1,452
Total, 1949	527	388	7,630	5,666
1950—January.....	37	27	620	460
February.....	37	27	625	462
March.....	39	28	633	462
1st Quarter.....	113	82	1,878	1,384
April.....	41	30	642	468
May.....	48	35	659	480
June.....	52	38	683	493
2nd Quarter.....	141	103	1,984	1,441
July.....	54	39	691	493
August.....	56	40	686	486
September.....	56	39	716	504
3rd Quarter.....	166	118	2,093	1,483

(1) For coverage (see p. 110).

TABLE 45.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, DECEMBER, 1944 — SEPTEMBER, 1950.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944																		
December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945																		
Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946																		
Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949 <sup>(1)</sup>																		
March	117	1,045	310	17,455	182	3,312	141	172	99	1,394	85	1,394	934	25,568	546	16,177	1,480	41,745
June	336	271	840	4,314	391	5,563	203	36	97	669	165	628	2,032	6,481	1,292	5,287	3,324	11,768
September	358	166	816	3,986	114	1,093	275	36	213	478	197	538	1,973	6,297	1,877	4,706	3,850	11,003
December	66	927	122	16,756	27	5,122	40	279	109	1,135	62	2,481	426	26,700	233	17,091	659	43,791
Annual Average	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950 <sup>(1)</sup>																		
January	89	1,695	64	27,265	29	6,512	20	577	31	1,756	53	3,872	286	41,677	161	23,936	447	65,613
February	58	1,969	161	27,678	43	5,925	32	580	38	2,075	51	3,988	383	42,215	188	24,678	571	66,893
March	105	1,867	176	28,017	80	5,612	47	520	62	2,390	89	3,862	561	42,268	462	28,200	1,023	70,468
April	221	1,040	473	20,589	313	3,375	48	316	100	2,231	165	2,796	1,320	30,347	1,354	21,773	2,637	52,120
May	298	519	772	9,928	499	1,275	91	150	99	1,584	190	1,504	1,949	14,960	1,840	10,806	3,716	25,766
June	369	292	698	5,320	355	813	188	87	187	914	145	890	1,942	8,316	1,638	6,706	3,560	15,022
July	311	162	748	3,120	190	713	200	35	241	570	187	540	1,877	5,141	1,855	4,500	3,732	9,641
August	298	165	626	3,085	117	680	219	34	193	421	188	480	1,641	4,862	1,970	4,017	3,611	8,879
September	252	131	827	2,991	182	945	216	31	209	379	196	435	1,882	4,906	3,946	3,364	5,828	8,270

(1) Revised.

TABLE 46.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)  
1945 — SEPTEMBER, 1950.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	0	3.2	1.7	3.4	1.5
September	.2	2.4	1.2	.7	1.4	.9	1.5
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4
June	1.1	5.8	1.1	4.0	3.5	9.1	4.3
September	.3	6.5	2.4	3.6	1.0	4.4	4.6
December	8.2	19.8	20.2	5.4	4.3	17.3	15.0
Annual Average	4.5	12.3	7.0	4.5	3.2	10.8	8.8
1950							
March	13.5	22.1	6.8	10.3	6.3	21.9	15.8
June	1.8	4.2	.4	4.9	1.5	8.4	4.2
September	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

(1) For coverage (see p. 110).

(2) Not as yet available.

TABLE 47. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — SEPTEMBER, 1950.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949								
1st Quarter	1,471	18,137	3,843	412	1,979	1,613	3,363	30,818
2nd Quarter	348	4,073	960	119	1,026	1,054	943	8,523
July	38	609	250	6	171	170	135	1,379
August	43	783	409	14	176	248	182	1,855
September	33	705	439	7	150	228	208	1,770
3rd Quarter	114	2,097	1,098	27	497	646	525	5,004
October	68	1,242	787	31	183	275	363	2,949
November	159	2,811	1,604	81	274	305	910	6,144
December	597	7,864	2,574	681	267	491	1,829	14,303
4th Quarter	824	11,917	4,965	793	724	1,071	3,102	23,396
Total, 1949	2,757	36,224	10,866	1,351	4,226	4,384	7,933	67,741
1950								
January	610	8,752	1,994	400	782	642	1,798	14,978
February	752	8,244	1,506	394	1,066	742	1,576	14,280
March	338	3,176	628	148	273	418	626	6,024
1st Quarter	1,700	20,172	4,128	942	2,538	1,802	4,000	35,282
April	180	2,052	446	106	592	440	344	4,160
May	116	1,464	294	72	406	366	342	3,060
June	52	604	212	28	186	216	198	1,496
2nd Quarter	348	4,120	952	206	1,184	1,022	884	8,716
July	44	472	112	14	92	156	148	1,038
August	22	512	288	4	88	160	138	1,212
September	36	732	396	10	102	148	198	1,604
3rd Quarter	102	1,716	796	28	282	464	466	3,854

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 48.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1949 — SEPTEMBER, 1950.<sup>(1)</sup>

Trade and Type of Training	1949				1950		
	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31	June 30	Sept. 30
Bricklaying							
Vocational.....	3	0	4	0	0	0	0
Apprenticeship.....	477	402	376	358	357	316	306
Sub-total.....	480	402	380	358	357	316	306
Carpentry							
Vocational.....	16	0	5	0	0	0	0
Apprenticeship.....	1,226	1,146	1,085	1,047	1,015	996	1,020
Sub-total.....	1,242	1,146	1,090	1,047	1,015	996	1,020
Painting and Decorating							
Vocational.....	0	0	0	0	0	0	0
Apprenticeship.....	197	173	165	167	157	159	152
Sub-total.....	197	173	165	167	157	159	152
Plastering							
Vocational.....	1	0	1	0	0	0	0
Apprenticeship.....	233	239	246	252	253	256	265
Sub-total.....	234	239	247	252	253	256	265
Plumbing and Steam Fitting							
Vocational.....	4	1	3	0	0	0	0
Apprenticeship.....	1,710	1,360	1,612	1,613	1,661	1,575	1,318
Sub-total.....	1,714	1,361	1,615	1,613	1,661	1,575	1,318
Electrical							
Vocational.....	36	0	3	0	0	0	0
Apprenticeship.....	1,269	1,264	1,236	1,289	1,324	1,275	1,324
Sub-total.....	1,305	1,264	1,239	1,289	1,324	1,275	1,324
Sheet Metal							
Vocational.....	0	0	0	0	0	0	0
Apprenticeship.....	576	551	541	519	569	564	563
Sub-total.....	576	551	541	519	569	564	563
All Trades							
Vocational.....	60	1	16	0	0	0	0
Apprenticeship.....	5,688	5,135	5,261	5,245	5,336	5,141	4,948
Total.....	5,748	5,136	5,277	5,245	5,336	5,141	4,948

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 49.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1945—SEPTEMBER, 1950.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	104	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949										
1st Quarter	130	240	66	22	41	147	19	665	118	783
2nd Quarter	145	226	74	28	48	171	23	715	497	1,212
3rd Quarter	72	190	41	15	28	158	15	519	285	804
4th Quarter	66	153	44	11	24	105	15	418	69	487
Total, 1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
January	10	23	8	1	0	22	7	71	11	82
February	19	42	6	3	3	31	3	107	19	126
March	32	56	14	4	6	30	3	145	18	163
1st Quarter	61	121	28	8	9	83	13	323	48	371
April	26	59	17	6	12	43	4	167	22	189
May	36	78	24	3	9	42	7	199	34	233
June	17	53	20	3	16	36	1	146	152	298
2nd Quarter	79	190	61	12	37	121	12	512	208	720
July	22	36	13	4	11	33	2	121	63	184
August	16	39	12	2	9	25	0	103	17	120
September	15	40	7	3	2	20	0	87	15	102
3rd Quarter	53	115	32	9	22	78	2	311	95	406



TABLE 50.— EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1948 — SEPTEMBER, 1950<sup>(1)</sup>

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949									
1st Quarter	19	95	33	4	27	32	13	11	234
April	6	25	13	4	11	13	3	5	80
May	4	29	9	3	9	12	4	5	75
June	3	20	13	0	3	15	1	1	56
2nd Quarter	13	74	35	7	23	40	8	11	211
July	10	21	11	2	6	8	2	4	64
August	1	28	11	0	4	15	6	6	71
September	6	19	9	4	4	17	3	4	66
3rd Quarter	17	68	31	6	14	40	11	14	201
October	8	20	7	6	7	8	4	5	65
November	5	29	6	4	6	8	5	4	67
December	1	11	10	1	3	5	2	4	37
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
January	5	15	9	0	4	4	0	4	41
February	8	28	4	8	10	11	6	3	78
March	2	23	9	2	2	8	1	5	52
1st Quarter	15	66	22	10	16	23	7	12	171
April	5	26	9	4	8	10	4	4	70
May	5	26	10	3	8	9	0	2	63
June	7	30	6	3	3	4	10	4	67
2nd Quarter	17	82	25	10	19	23	14	10	200
July	9	20	5	3	6	6	4	6	59
August	6	23	6	4	2	12	4	5	62
September	7	19	11	7	9	12	3	5	73
3rd Quarter	22	62	22	14	17	30	11	16	194

TABLE 51.— STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1945 — SEPTEMBER, 1950.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	102	1,250	8,365
May	6	111	1,583	12,865
June	4	32	390	1,431
July	3	17	149	2,420
August	1	30	150	1,050
September	2	10	520	1,935
October	2	23	135	519
November	2	23	135	1,810
December	2	53	640	8,450
Total, 1948 <sup>(1)</sup>	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—
May	3	97	1,600	23,900
June	3	9	659	4,135
July	1	1	12	24
August	1	1	27	314
September	1	28	360	1,050
October	0	—	—	—
November	1	2	15	80
December	1	37	375	375
Total, 1949 <sup>(1)</sup>	12	185	3,002	30,820
1950—January	1	37	375	7,000
February	1	31	375	6,000
March	1	31	228	5,000
April	1	31	228	3,000
May	2	1	163	500
June	2	10	144	425
July	4	49	1,332	5,636
August	1	—	200	600
September	0	—	—	—

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures

## SECTION 7

## BUILDING COSTS

TABLE 52.—INDEXES OF WHOLESALE PRICES, OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—OCTOBER, 1950.  
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	136.9	136.7	176.4	185.5
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—											
January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.7	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.7	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0
April	309.1	135.0	153.5	189.5	119.4	186.0	175.5	176.7	168.4	224.3	227.8
May	309.1	135.2	155.4	189.5	118.8	182.9	175.2	172.5	170.2	223.9	226.0
June	308.5	135.2	155.4	183.5	118.8	179.9	174.1	161.3	168.4	223.9	224.4
July	308.5	135.2	155.4	181.8	118.8	177.0	174.1	157.1	167.1	222.6	223.7
August	304.8	135.2	155.4	181.8	118.8	177.0	174.1	162.4	166.9	221.1	222.0
September	305.1	135.2	155.4	175.9	118.8	179.9	174.1	162.4	165.0	221.0	220.3
October	305.9	135.6	155.4	183.2	118.8	181.5	174.1	166.3	165.0	221.9	222.2
November	303.6	135.6	155.4	181.9	118.8	187.2	174.1	171.3	165.0	221.2	222.5
December	303.3	136.7	161.6	180.4	118.8	187.2	173.7	171.3	166.2	221.2	224.0
Annual Average	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.8
1950—											
January	305.6	136.7	161.6	180.1	115.5	187.2	174.9	171.3	166.2	222.2	224.5
February	305.8	137.1	161.6	178.4	115.5	191.6	174.9	171.3	164.4	222.3	226.9
March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
April	304.3	137.6	161.6	178.4	115.5	203.2	174.6	171.3	167.1	222.1	229.8
May	310.4	137.7	161.6	173.0	115.5	223.5	174.7	174.9	168.5	225.5	233.6
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.5
July	338.4	140.2	161.6	173.5	116.2	260.2	174.9	184.2	172.9	239.7	249.9
August	341.8	140.2	169.3	182.3	116.2	269.0	174.9	184.2	173.1	242.0	253.1
September	353.3	140.3	180.2	183.6	120.7	280.6	183.1	190.4	181.1	250.4	264.3
October	362.8	143.4	180.2	183.6	120.7	228.2	184.2	187.3	183.0	253.7	261.0

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	200.3
1949										
January	173.4	175.5	172.6	177.8	175.1	173.5	171.1	198.0	178.0	206.3
February	173.4	175.5	172.6	177.8	175.1	173.5	171.1	198.0	178.0	206.8
March	173.4	175.5	172.6	177.8	176.3	173.5	171.1	198.0	178.0	207.5
April	174.3	176.8	173.2	177.8	176.3	174.7	171.1	198.0	179.0	208.9
May	175.6	178.1	173.2	179.6	179.8	176.5	171.8	198.0	180.4	209.3
June	175.6	180.7	174.7	180.7	180.0	179.0	174.4	198.0	181.7	209.3
July	176.7	181.4	182.1	180.7	182.2	179.0	174.4	198.0	182.9	209.5
August	178.0	182.7	182.1	180.7	182.2	179.0	175.7	201.2	187.1	209.7
September	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	209.8
October	178.0	182.7	183.7	184.5	182.2	179.2	177.8	203.6	184.2	210.2
November	178.0	182.7	183.7	184.5	182.2	179.2	177.8	203.6	184.2	210.6
December	178.0	182.7	183.7	184.5	182.2	179.2 <sup>(2)</sup>	177.8	203.6 <sup>(2)</sup>	184.2	210.9
Annual Average <sup>(2)</sup>	176.0	179.8	178.2	180.9	179.7	177.1	174.3	200.1	181.5	209.1
1950										
January	178.0	182.7	184.2	184.5	182.2	179.2	181.4	203.6	184.4	211.3
February	178.3	182.7	184.2	184.5	182.2	179.2	181.4	206.7	184.4	211.7
March	178.3 <sup>(2)</sup>	182.7	184.2 <sup>(2)</sup>	184.5	182.2	179.4 <sup>(2)</sup>	181.4	206.7 <sup>(2)</sup>	184.4 <sup>(2)</sup>	212.1
April <sup>(3)</sup>	179.3	182.7	184.2	184.5	182.2	181.6	184.8	212.3	188.9	212.5
May <sup>(3)</sup>	185.6	190.5	184.2	186.8	183.3	185.0	184.8	212.3	190.2	212.9
June <sup>(3)</sup>	185.6	190.5	184.5	189.0	184.5	185.0	184.8	212.3	190.2	213.2
July <sup>(3)</sup>	185.6	190.5	184.5	190.0	184.5	186.6	186.6	212.3	191.3	213.7
August <sup>(3)</sup>	185.6	190.5	185.5	190.0	185.7	189.9	187.5	217.1	191.3	214.1
September <sup>(3)</sup>	185.6	190.5	185.5	190.0	185.7	189.9	187.5	217.1	191.3	214.4

(1) For source and details of compilation (see p.112).

(2) Revised.

(3) Preliminary.

TABLE 54.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLE-  
SALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF  
ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL  
COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — OCTOBER, 1950.  
(1939 = 100)

Period	Residential Building Materials and Wage Rates <sup>(1)</sup>	All Construction Materials and Wage Rates <sup>(1)</sup>	All Commodities	Cost of Living	Rent
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947	168.3	173.6	171.3	133.5	112.4
1948					
March	186.8	189.1	194.8	148.6	115.5
June	195.7	198.9	201.5	152.0	116.5
September	201.5	205.4	209.8	156.6	116.6
December	205.6	207.6	211.5	156.6	117.2
Annual Average	195.2	198.3	203.1	152.7	116.3
1949—January	207.0	208.7	211.3	157.2	117.2
February	207.2	208.7	209.7	157.1	117.2
March	206.8	209.4	209.0	156.8	117.2
April	207.1	209.2	208.9	156.9	117.9
May	207.5	208.7	207.4	157.0	117.9
June	207.4	208.3	207.3	158.1	117.9
July	207.8	208.4	206.2	159.7	118.9
August	206.9	207.4	206.1	160.4	118.9
September	207.4	207.0	206.1	159.9	119.4
October	207.9	208.1	208.4	159.8	119.4
November	207.5	208.3	208.2	159.3	119.4
December	207.5	209.2	207.6	159.0	120.4
Annual Average	207.3	208.5	208.1	158.4	118.5
1950—January	208.2	209.5	208.4	158.6	120.4
February	208.2	210.9	209.5	159.2	120.4
March	208.0	211.9	211.3	161.3	127.8
April	210.0	214.5	212.3	161.6	127.8
May	212.6	217.3	214.6	161.6	127.8
June	216.9	223.1	218.8	163.0	127.8
July	221.4	227.3	221.3	165.0	130.0
August	222.7	229.2	223.5	166.0	130.0
September	227.6	235.7	230.2	167.3	130.5
October	229.5 <sup>(2)</sup>	233.8 <sup>(2)</sup>	228.9	168.2	130.5

(1) For weighting and method of compilation (see p. 112).  
(2) Preliminary.

Data for 1949 and 1950 are revised.

TABLE 55.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — SEPTEMBER, 1950.

Period of Completion	Number of Months under Construction <sup>(1)</sup>					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.0
1950						
January	15	41	31	3	10	6.8
February	8	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.7
May	8	26	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	18	21	18	12	7.0
August	33	26	14	14	12	6.4
September	25	41	13	14	7	6.2

(1) Not available for 1946 and 1947.



## SECTION 8.

## BUILDING INDUSTRY

TABLE 56.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1950.

Period	Construction Industry				Building Material Industries				All Industries			
	Number of Bankruptcies(1)	Assets \$'000	Liabilities \$'000	Number of Bankruptcies(1)	Assets \$'000	Liabilities \$'000	Number of Bankruptcies(1)	Assets \$'000	Liabilities \$'000	Number of Bankruptcies(1)	Assets \$'000	Liabilities \$'000
1945	56	248	645	12	105	290	264	1,650	3,792			
1946	35	358	580	3	41	56	269	3,411	5,984			
1947	53	581	1,102	29	878	1,107	509	6,994	11,107			
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151			
1949												
1st Quarter	19	180	351	23	1,491	1,770	263	4,484	6,399			
2nd Quarter	16	286	422	12	149	263	221	3,924	5,006			
3rd Quarter	12	303	525	10	525	720	224	5,389	7,178			
4th Quarter	21	289	477	10	385	528	337	4,819	8,475			
Total, 1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058			
1950(2)												
1st Quarter	25	437	752	15	957	937	351	4,671	7,203			
2nd Quarter	32	349	675	6	76	196	281	4,986	7,183			
3rd Quarter	19	174	319	5	127	213	187	4,965	7,686			

(1) (See p. 113).

(2) Preliminary

TABLE 57.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,  
CANADA, 1945 — OCTOBER, 1950.  
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6

SECTION 9  
NEWFOUNDLAND

TABLE 58.—NUMBER OF NEW HOUSING UNITS STARTED AND UNDER CONSTRUCTION  
BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT,  
NEWFOUNDLAND, 1949 — SEPTEMBER, 1950

Period	Starts			Completions							Under Construction (at end of Period)		
	5000 Population and Over	Other Areas	Total	Area		Type of Unit			5000 Population and Over	Other Areas	Total		
						One Family	Two Family	Multiple					
				5000 Pop. and Over	Other Areas							One Family	Two Family
1949 December	—	—	—	—	—	—	—	—	—	—	—	1,334	
1950 January	5	98	103	0	0	0	0	0	175	1,262	1,437		
February	0	0	0	1	0	1	0	0	174	1,262	1,436		
March	58	0	58	48	33	81	0	0	210	1,229	1,439		
1st Quarter	63	98	161	49	33	82	0	0	—	—	—		
April	8	44	52	17	0	17	0	0	201	1,273	1,474		
May	12	65	77	10	196	206	0	0	203	1,142	1,345		
June	21	78	99	35	32	32	0	0	189	1,188	1,377		
2nd Quarter	41	187	228	62	228	290	0	0	—	—	—		
July	104	321	425	59	30	89	0	0	188	1,479	1,667		
August	22	261	283	7	246	253	0	0	203	1,494	1,697		
September	186	253	439	28	181	209	0	0	361	1,566	1,927		
3rd Quarter	312	835	1,147	94	457	551	0	0	—	—	—		

TABLE 59.—SELECTED DATA ON PUBLICLY ASSISTED HOUSE-BUILDING,  
NEWFOUNDLAND, 1949 — SEPTEMBER, 1950.

Item	Number of Projects	Number of Loans	Number of Units	Amount of Loans \$000
(1) N.H.A. Gross Loans Approved				
1949.....	—	21	21	125.4
1950				
1st Quarter.....	—	1	1	6.5
2nd Quarter.....	—	16	16	105.1
3rd Quarter.....	—	21	21	149.5
(2) Veterans' Rental Projects by C.M.H.C.				
(a) Starts				
1949.....	1	—	50	—
1950				
1st Quarter.....	0	—	0	—
2nd Quarter.....	0	—	0	—
3rd Quarter.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	23	—
2nd Quarter.....	1	—	27	—
3rd Quarter.....	0	—	0	—
(3) Armed Service Married Quarters by C.M.H.C.				
(a) Starts				
1949.....	1	—	22	—
1950				
1st Quarter.....	0	—	0	—
2nd Quarter.....	0	—	0	—
3rd Quarter.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	22	—
2nd Quarter.....	0	—	0	—
3rd Quarter.....	0	—	0	—

TABLE 60.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, NEWFOUNDLAND, JANUARY — SEPTEMBER, 1950.

Period	Non-Farm Residential Real Estate					Non-Farm Other Real Estate					Farms		Total
	New Construction			Existing Property		New Construction			Existing Property		Number of Loans	Amount of Loans \$000	
	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000			
1950													
January	1	1	5	0	—	—	0	—	0	—	—	1	5
February	1	1	6	0	—	—	0	—	0	—	—	1	6
March	0	—	—	1	1	6	0	—	0	—	—	1	6
1st Quarter	2	2	11	1	1	6	0	—	0	—	—	3	17
April	27	27	116	0	—	—	0	—	0	—	—	27	116
May	6	7	35	6	11	58	1	30	1	31	—	14	154
June	12	12	66	2	2	4	0	—	0	—	—	14	70
2nd Quarter	45	46	217	8	13	62	1	30	1	31	—	55	340
July	8	8	38	14	15	50	0	—	0	—	—	22	88
August	12	12	63	2	2	5	0	—	1	4	—	15	72
September	0	—	—	13	14	41	0	—	1	18	—	14	59
3rd Quarter	20	20	101	29	31	96	0	—	2	22	—	51	219

TABLE 61.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, NEWFOUNDLAND, JANUARY — SEPTEMBER, 1950.

Period	Life Insurance Companies						Trust and Loan Companies						All Lending Institutions					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	No. of Units	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000
1950																		
January	1	5	0	—	—	0	0	—	0	—	—	1	5	0	—	—	—	—
February	1	6	0	—	—	0	0	—	0	—	—	1	6	0	—	—	—	—
March	0	—	0	—	—	0	0	—	0	—	—	0	—	0	—	—	—	—
1st Quarter	2	11	0	—	—	0	0	—	0	—	—	2	11	0	—	—	—	—
April	1	7	0	—	—	26	109	—	0	—	—	27	116	0	—	—	—	—
May	4	30	0	—	—	1	2	4	1	2	5	32	1	2	4	—	—	—
June	6	42	0	—	—	6	24	—	0	—	—	12	66	0	—	—	—	—
2nd Quarter	11	79	0	—	—	33	135	4	1	2	44	214	1	2	4	—	—	—
July	4	26	0	—	—	4	11	—	0	—	—	8	38	0	—	—	—	—
August	8	52	0	—	—	4	10	—	0	—	—	12	63	0	—	—	—	—
September	0	—	0	—	—	0	—	—	0	—	—	0	—	0	—	—	—	—
3rd Quarter	12	79	0	—	—	8	21	—	0	—	—	20	100	0	—	—	—	—





PART III

SOURCES AND EXPLANATORY NOTES



## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

### PART I CHARTS

FIGURE 1.—DWELLINGS STARTED BY AREA AND COMPLETED BY TYPE OF UNIT, CANADA, FIRST THREE QUARTERS, 1948-1950.

Chart based on data shown in Table 6.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1946-SEPTEMBER, 1950.

Chart based on data shown in Table 33.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-OCTOBER, 1950.

Chart based on data shown in Tables 52-54.

### PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—SEPTEMBER, 1950.

Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-SEPTEMBER, 1950.

Data compiled by courtesy of D.B.S. from data supplied by the Department of Citizenship and Immigration.

TABLE 3.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-SEPTEMBER, 1950.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration for the period 1945 to June 1949 are based on the number of Canadian Immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice. Data were also available on the number of Canadian immigrants entering the United Kingdom, as obtained from periodic issues of the British *Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for the second half of 1949 and the first three quarters of 1950, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 4.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA,  
BY COUNTRY, 1945-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 2 and 3.

TABLE 5.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA, 1945-SEPTEMBER, 1950.

Sources of data shown in Table 5 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of September, 1950 does not equal the number shown as under construction at the end of 1949 plus starts less completions during the first nine months of 1950. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 6.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COM-  
PLETED BY AREA AND TYPE OF UNIT, CANADA, 1946-SEPTEMBER,  
1950.

The data of housing starts and completions in cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Housing starts and completions in other areas are estimates prepared by D.B.S., based on sample surveys. Sources of publications are:

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.

1947 Data by area compiled by the Program Section, Construction Division, C.M.H.C. Data, by type of unit, obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950 Data obtained from monthly issues, *New Residential Construction*, D.B.S.

TABLE 7. NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED  
IN 204 MUNICIPALITIES, CANADA, 1945-SEPTEMBER, 1950.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-September,

1950 provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May to November, 1948, and January, 1949-June, 1950, based on returns from 203 municipalities, December, 1948, 202 and July and September 200 and August 197.

TABLE 8.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-SEPTEMBER, 1950.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 54.

TABLE 9.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-SEPTEMBER, 1950.

Data for total construction obtained from *Private and Public Investment in Canada, Outlook 1950*, Department of Trade and Commerce, Ottawa, 1950. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-1950 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

TABLE 10.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-SEPTEMBER, 1950.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans cover starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.



As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST FIVE MONTHS, 1949 AND 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST FIVE MONTHS, 1949 AND 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 14.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-SEPTEMBER, 1950.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 15.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-SEPTEMBER, 1950.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-September, 1950 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Economic Research Department, C.M.H.C.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-SEPTEMBER, 1950.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Economic Research Department, C.M.H.C.

TABLE 17.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER AND DECEMBER, 1949, AND SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 18.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950.

TABLE 19.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-SEPTEMBER, 1950.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 21.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-SEPTEMBER, 1950.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-SEPTEMBER, 1950.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 23.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-SEPTEMBER, 1950.

Data compiled by Economic Research Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 24.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance projects without N.H.A. Loans, may include cases where an N.H.A. Loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the January issue of *Housing in Canada*.

TABLE 25.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 26.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-OCTOBER, 1950.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947-OCTOBER, 1950.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 28.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-SEPTEMBER, 1950.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 29.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 30.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-SEPTEMBER, 1950.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 29.

TABLE 31.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-September, 1950 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-September, 1950 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged, Province of Ontario Registry Offices 1945-1949 are based on original records made available by courtesy of the inspector of Legal Offices, Province of Ontario, Toronto, Canada. The complete series reflects mortgage registrations and discharges, for all registry offices and excludes registrations from a small number of land title offices. However, data available cover the bulk of mortgage activity. Spot checks indicate this coverage is between 85 and 90 per cent. The series is preliminary and subject to revision as further data become available.



TABLE 32.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-SEPTEMBER, 1950.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the year 1945, and on 41 materials for the period 1946-September, 1950. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 33.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1950.

Sources of data for building materials listed in Table 33 are as follows:

Sawn Lumber:

- 1945—1948 Annual issues *The Lumber Industry* in Canada, D.B.S.
- 1949—September, 1950 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

- 1945—September, 1950 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

- 1945—1948 By courtesy the Forest Products Statistics Section, D.B.S.
- 1949—September, 1950 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

- 1945—September, 1950 Estimates prepared by Economic Research Department, C.M.H.C. based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1949 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

- 1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

- 1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—September, 1950 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

1945 • *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—September, 1950 By courtesy the Steel Controller, Department of Trade and Commerce. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada*, 1943-1945, D.B.S.

1946 *The Hardware, Tools and Cutlery Industry in Canada*, 1946, D.B.S.

1947—September, 1950 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—September, 1950 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1947 Annual issues *The Stone Industry in Canada*, D.B.S.

1948—September, 1950 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1949—September, 1950 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—September, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—September, 1950 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

1946—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Gypsum Wallboard:

1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—September, 1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

### Gypsum Lath:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—September, 1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

### Gypsum Plaster:

1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—September, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

### Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1948—September, 1950 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1948.

### Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Warm Air Furnaces:

1945—1948 *Special Statements on Warm Air Furnaces*, D.B.S.

1949 Monthly estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 77 per cent of production in 1948.

1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Domestic Heating Boilers:

1945—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.

1949—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Cast-Iron Radiators:

1945—1948 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1949—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Hot Water Storage Tanks:

1945—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1948—September, 1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949—September, 1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1948.

### Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—September, 1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.



Tar and Asphalt Felts:

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—September, 1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 34.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1948-SEPTEMBER, 1950.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 35.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1950.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 36.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1950.

Data obtained from issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 37.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-SEPTEMBER, 1950.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following; agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material.

TABLE 38.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1950.

Data obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

TABLE 39.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 40.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-AUGUST, 1950.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 40 are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 40 includes engineering as well as building construction, whereas the following tables numbers 42 and 46 cover the building industry only.

The *industry* classification used in Table 40 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The province of Manitoba was excluded from the June Labour Force Survey because of flood conditions. To achieve comparability with preceding periods in this series, the Economic Research Department of C.M.H.C. made rough estimates of the probable Manitoba components and included them with the data provided in the *Labour Force Survey Bulletin* for June, 1950.

TABLE 41.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-AUGUST, 1950.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in the Table, on the assumption that the mid point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number employed in the construction industry as shown in Table 40.

TABLE 42.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-SEPTEMBER, 1950.

Data compiled by the Employment Statistics Section, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 43.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-SEPTEMBER, 1950.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 42.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 44.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-SEPTEMBER, 1950.

Data are obtained from monthly issues of *Estimates of Labour Income*, D.B.S. The estimates are based on 1945 and 1946 figures projected according to a monthly index of payrolls as obtained from returns from firms with 15 or more employees. The base figures for 1945 and 1946 are from *National Accounts, Income and Expenditure, 1941-1948 and Supplementary Tables*. D.B.S.

A series on total construction outlay is shown in Table 9, and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 9 is intended to cover all construction expenditures, the estimates in Table 44 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 45.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-SEPTEMBER, 1950.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 46.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945-SEPTEMBER, 1950.

Data obtained by courtesy the Economics and Research Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 41, 45, 47.

TABLE 47. NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-SEPTEMBER, 1950.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 40, 45, 46.

The chief limitations of the data in Table 47 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these



comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act, from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling on insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation: (2) not all unemployed workers have made 180 days' contribution prior to their period of employment: (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time: (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 48.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-SEPTEMBER, 1950.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 49.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-SEPTEMBER, 1950.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 50.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-SEPTEMBER, 1950.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 51.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945-SEPTEMBER, 1950.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 52.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-OCTOBER, 1950.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, October, 1950, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-October, 1950. At October, 1950, the index for residential materials stood at 253.7 on the 1939 base, or 7.3 lower than the index for construction materials which was at 261.0 in October, 1950.

TABLE 53.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, 1945-SEPTEMBER, 1950.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1948 and for the month of September, 1949 and March, 1950. Monthly interpolations on these indexes for the year 1949 and the first nine months, 1950 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1948 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The index for 1945 relates to October; for 1946, December; 1947, July; and 1948, September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1948, and by courtesy of the Industrial Relations Branch for 1949 and the first nine months, 1950.

Yearly indexes for 1949 were calculated by the Economic Research Department, C.M.H.C., as the average of the twelve months shown in 1949. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer to an October pay period in 1949, whereas the yearly indexes in Table 53 represent annual averages.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1948 and as supplied courtesy the Economics and Research Branch for September, 1949 and March, 1950. Monthly interpolations on this index for the year 1949 and the first nine months of 1950 were made on the basis of average hourly earnings in principal industries as published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 54.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945-OCTOBER, 1950.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 52 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 53. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 53. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 55.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-SEPTEMBER, 1950.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for the first three quarters of 1950 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 56.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-SEPTEMBER, 1950.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 56 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 56.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 57.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-OCTOBER, 1950.

Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-October, 1950 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks.

(2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and first ten months, 1950.

(3) Data converted from a 1935-1939 to a 1939 base.

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Data compiled by the Economic Research Department, C.M.H.C.

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